

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Iron Fox Storage

2401 Charlotte Avenue
Elkhart, IN 46517

Presented by:

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LIST PRICE: \$980,000

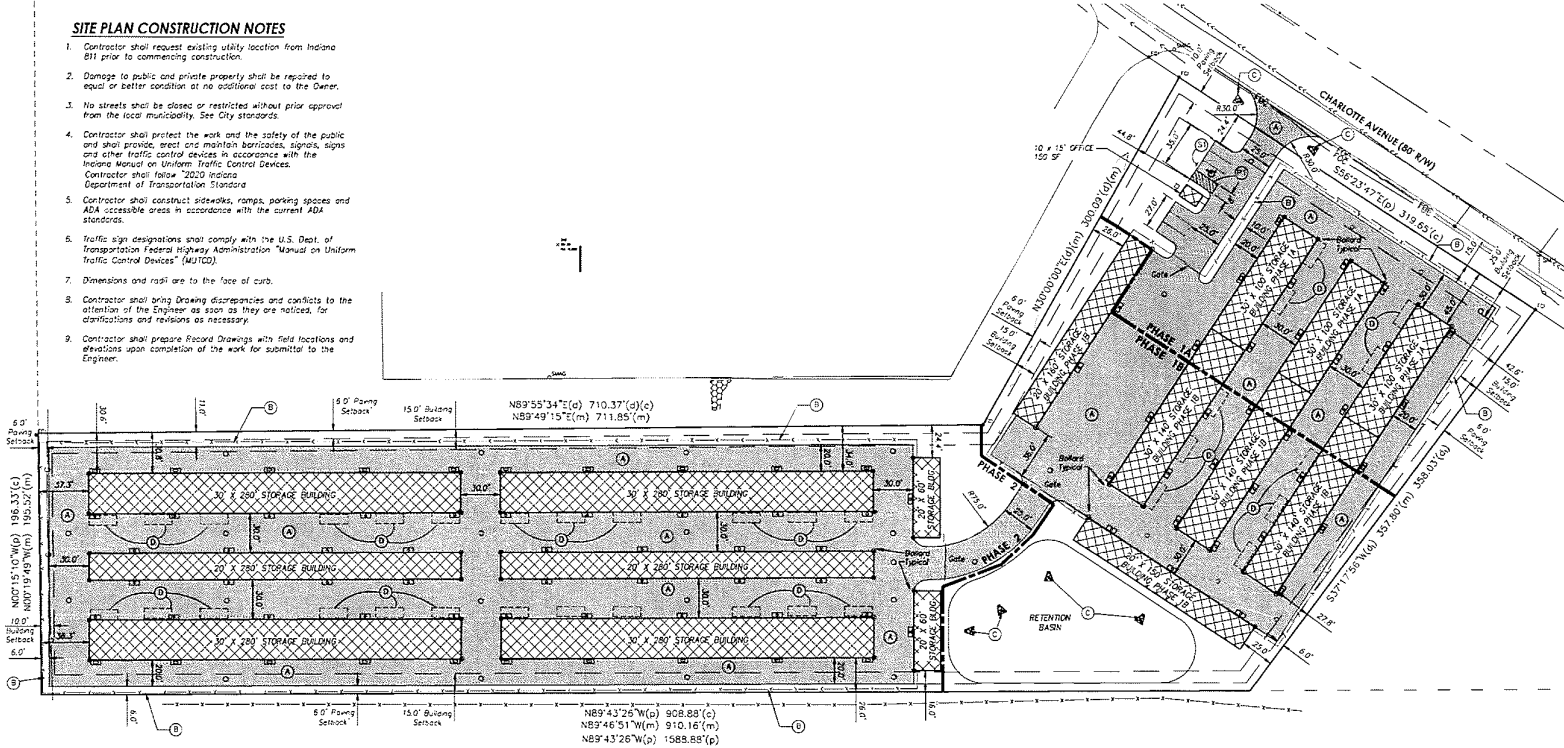
INVESTMENT HIGHLIGHTS

- New development opportunity in Elkhart, Indiana
- 76,120 NRSF - 542 units permitted to be completed
- Supply/demand study shows the trade area is undersupplied by 275,000 SF in a 5-mi radius and 150,000 SF in a 3-mi radius
- 5-Mile Average Household Income = \$72,836 (projected to be \$83,305 in 2028)



SITE PLAN CONSTRUCTION NOTES

- Contractor shall request existing utility location from Indiana BUI prior to commencing construction.
- Damage to public and private property shall be repaired to equal or better condition at no additional cost to the Owner.
- No streets shall be closed or restricted without prior approval from the local municipality. See City standards.
- Contractor shall protect the work and the safety of the public and shall provide, erect and maintain barricades, signs, signs and other traffic control devices in accordance with the Indiana Manual on Uniform Traffic Control Devices. Contractor shall follow 2020 Indiana Department of Transportation Standards.
- Contractor shall construct sidewalks, ramps, parking spaces and ADA accessible areas in accordance with the current ADA standards.
- Traffic sign designations shall comply with the U.S. Dept. of Transportation Federal Highway Administration "Manual on Uniform Traffic Control Devices" (MUTCD).
- Dimensions and radii are to the face of curb.
- Contractor shall bring drawing discrepancies and conflicts to the attention of the Engineer as soon as they are noticed, for clarifications and revisions as necessary.
- Contractor shall prepare Record Drawings with field locations and elevations upon completion of the work for submittal to the Engineer.



GENERAL SITE NOTES

- Current Zoning: M-1 Limited Manufacturing District
- Existing Land Use: Vacant
- Proposed Land Use: Self Storage

- Floodplain: Per FEMA Map Number 15539C01100 effective August 2, 2011, this parcel is located in Flood Zone "X" areas determined to be outside the 0.2% chance of annual floodplain.
- Wetlands: According to National Wetlands Inventory Map site contains no wetlands nor are present on adjacent properties.
- Required Parking per City of Elkhart Zoning Ordinance: 1 space/300 sq. ft. Office = 150/300 = 1 Space

PROPOSED FEATURES LEGEND

- Proposed Building
- Proposed moderate duty Asphalt Paving
- Proposed 6' High Security Fence 3 gauge galv. chain link fence with 3
- R7-B "RESERVED PARKING" (ADA Access) & R7-SP "VAN ACCESSIBLE"
- 4' Solid Post Line Yellow for Parking Space Blue for ADA Parking Space and Aisle



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