

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Self Storage Development Site

1270 Saw Mill River Road  
Yonkers, NY 10710

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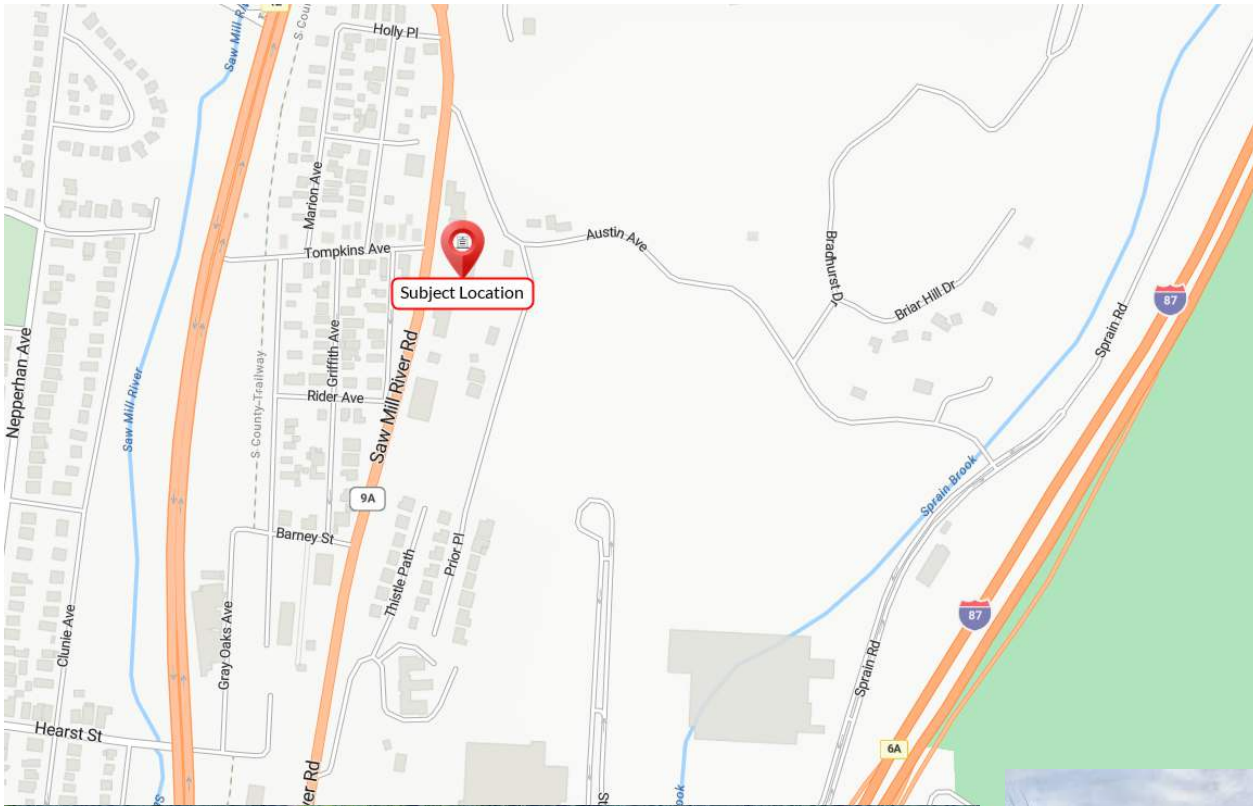
**PRICING GUIDANCE:** Contact Broker

## INVESTMENT HIGHLIGHTS

- Self Storage Development Opportunity
- Site Plan Approvals for a 6-Story Class A Self Storage Facility
- 60,680 Gross SF | Approx. 40,644 Net Rentable SF
- 0.51 acre
- 387,000 population within 5 miles | <5 SF per Capita
- Excellent visibility and frontage on Saw Mill River Road

## DEVELOPMENT DETAILS

Acres:	0.51   Block 3270   Lot 217 and 220
Stories:	6
Building GSF:	60,680
Est. RSF:	42,338 RSF (assuming a 25% LF—FLs 2-5)
Zoning:	CM (Commercial, Storage, Light Manufacturing)



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