Self Storage Development Opportunity



Fully Entitled Self Storage Development Site

3015 Glendale Avenue Toledo, OH 43614

Presented by:

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MIPleasant Valley

LIST PRICE: \$900,000

INVESTMENT HIGHLIGHTS

- Single-story self storage development in an excellent density retail location (7,450 vpd on Glendale Ave)
- Project was fully approved in February 2024
- 922 units with 133,825 NRSF
- Site totals 12 acres and is adjacent to a Walmart Supercenter
- Fully approved by Walmart and all contingencies removed (12-month process)
- Storage entitlements in place: land will be sold with all approvals in place, full engineering / civil plans, alta survey, completed Phase 1 environmental, geo tech plans, and elevations

INVESTMENT HIGHLIGHTS

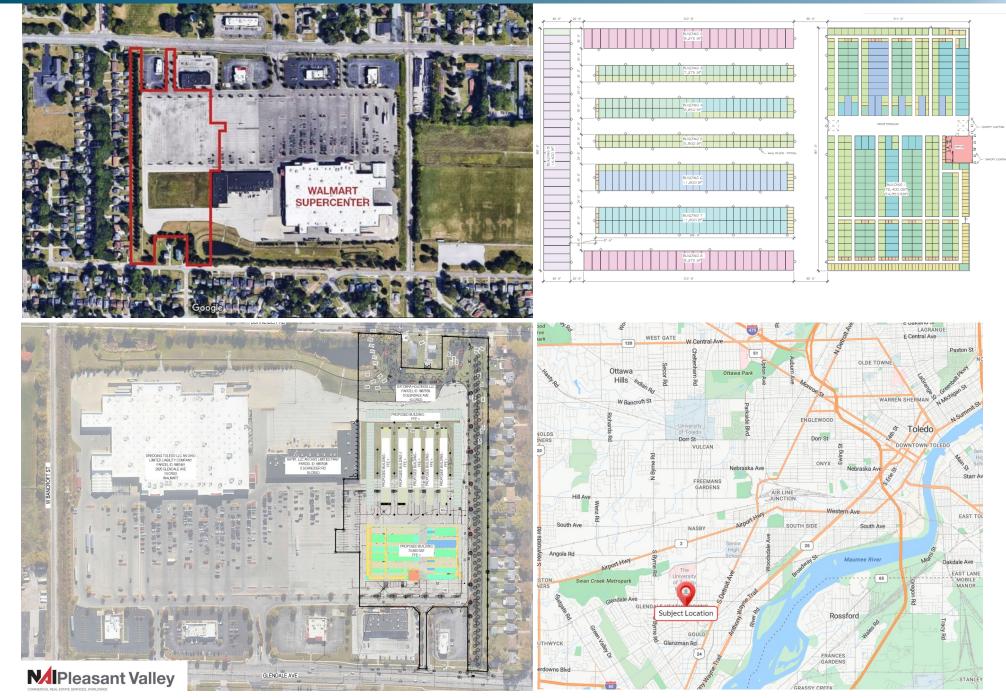
 Gross SF:
 154,875

 Rentable SF:
 133,825

 Units:
 922

 Land Area:
 12 Acres





NAI Please Valley and Argus has compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.