

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Fully Entitled Self Storage Development Site

3015 Glendale Avenue  
Toledo, OH 43614

Presented by:

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**NAI**Pleasant Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**LIST PRICE: \$1,050,000**

### 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

<b>Gross SF:</b>	154,875
<b>Rentable SF:</b>	133,825
<b>Units:</b>	922
<b>Land Area:</b>	12 Acres



Google

