

Self Storage Investment Opportunity



A Warner Storage

2 Pleasant Pond Rd.
Warner, NH 03287

(Lot 1)

&

634 Route 103 East
Warner, NH 03278

(Lot2)

Presented by:

**JOE MENDOLA, CCIM, JOE ROBINSON, CCIM
& MATT ROBINSON**

NAI Norwood Group

603-714-4019 / jrobinson@nainorwoodgroup.com

603-714-3426 / mrobinson@nainorwoodgroup.com

Call Broker for Price

INVESTMENT HIGHLIGHTS

- Located right off Exit 7 on Interstate 89
- 33,311 square feet of storage space (will increase to 36,031 square feet)
- 235 self-storage units, varying in size to accommodate diverse storage needs
- 209 Storage Units on slab | 20 Portable Units | 36 Miller Buildings (to be added)
- State-of-the-art security system with 24/7 surveillance, and gated access
- Convenient drive-up access to units, wide aisles for easy maneuverability, and ample parking space for customers
- Additional land available for future expansion and increased revenue potential
- Ownership has made the decision to acquire additional SF of Miller Buildings
- Owners are licensed real estate agents in the state of NH



