

# Self Storage Investment Opportunity



## CubeSmart Self Storage

1700 Taylor Avenue  
Springfield, IL 62703

Presented by:

**LARRY GOLDMAN, CCIM &  
DEREK ARNOLD**

Goldman Investment Advisors  
913-707-9030 / lgoldman@selfstorage.com  
913-575-4790 / derek@selfstorage.com

**LIST PRICE: \$1,400,000**

### INVESTMENT HIGHLIGHTS

- New climate-controlled storage conversion
- Opened in Spring of 2023
- Excellent lease-up trajectory
- Close proximity to intersection of two Interstates
- Institutional-quality build

### PROPERTY DETAILS

Rentable SF:	14,765
Number of Units:	200
Year Built:	2023
Acres:	1.1
Physical Occupancy:	66%



