

Self Storage Investment Opportunity



A Lowell Self Storage



100 Pleasant Street
Dracut, MA 01826

Presented by:

**JOSEPH MENDOLA, CCIM &
JOE ROBINSON, CCIM**

NAI Norwood Group

603-668-7000 x203 joe@nainorwoodgroup.com

603-714-4019 / jrobinson@nainorwoodgroup.com

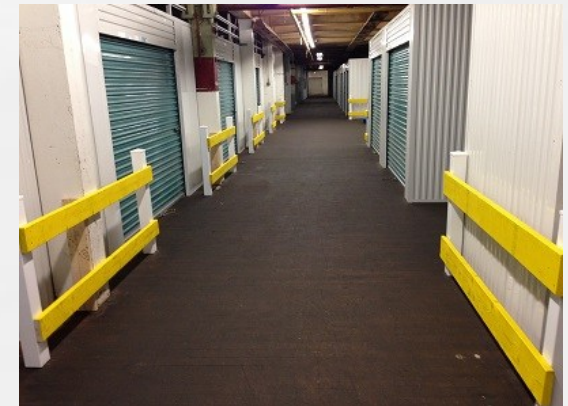
LIST PRICE: \$11,000,000

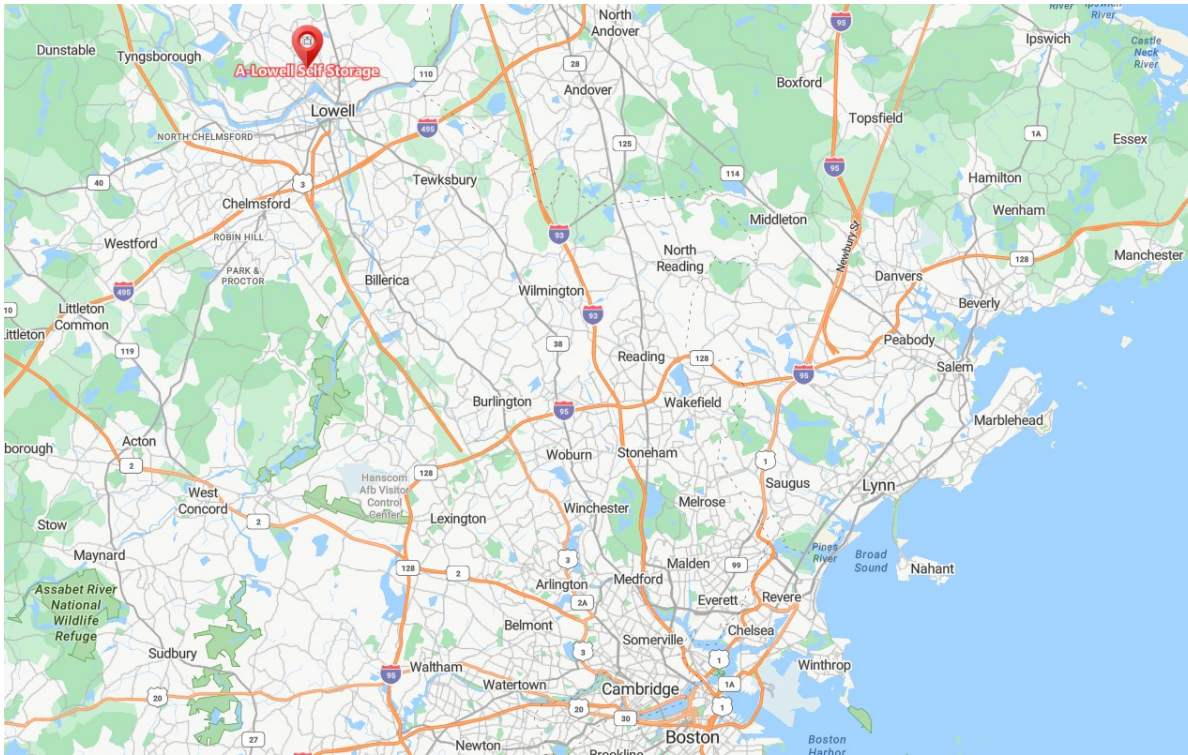
INVESTMENT HIGHLIGHTS

- Located in close proximity to University of Massachusetts Lowell
- SF per Capita of storage is 5.54 in the 5-mile radius
- Mixed-use Tenant base allows for diversity of income on rent roll
- High vacancy creates an opportunity to increase cash flow with lease up

PROPERTY DETAILS

Self Storage Rentable SF:	50,135
Warehouse/Office SF:	126,411
Number of Units:	407
Acres:	2+/-
Physical Occ.	56%





NAI Norwood Group
Commercial Real Estate Services, Worldwide.

Argus Self Storage Advisors and NAI Norwood Group have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.