

# Self Storage Investment Opportunity



## ModBox Storage Two Property Portfolio

479 Compass Drive  
& 4550 Arrowhead Boulevard  
Mebane, NC 27302

Presented by:

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**LIST PRICE: Unpriced - Call for Offers**

### INVESTMENT HIGHLIGHTS

- Class A construction & amenities
- Immediate, cash-flowing stability with room to grow
- Cluster-level economies of scale – two properties three miles apart
- Median household incomes of \$78k-\$81k within the 3-mile radius to support premium storage rents

### PROPERTY DETAILS

Storage RSF:	114,135
Office/Warehouse RSF:	9,752
Wine Storage RSF:	459
Units:	1,103
Phys. Occupancy:	82%



