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%





Argus Self Storage Advisors have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.