

Self Storage Investment Opportunity



ModBox Storage - Gastonia



124 Patrick Road
Gastonia, NC 28056

Presented by:

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LIST PRICE: \$3,500,000 - Offers Due: July 22nd, 2025

INVESTMENT HIGHLIGHTS

- **Diverse Revenue Streams:** In addition to traditional self-storage, the property includes four warehouse units and 18 outdoor parking spaces
- **Physical Lease-Up Opportunity:** The facility is currently operating at approximately 60% unit occupancy, offering clear upside through continued lease-up of recently added units
- **Attractive Market Fundamentals:** Located in Gastonia, NC, the property benefits from strong local demographics with average household incomes exceeding \$100K within a 3-mile radius and favorable self-storage supply metrics

PROPERTY DETAILS

RSF:	33,275
Parking SF:	10,020
Units:	270
Expansion:	2022
Unit Occupancy:	67%



