

Self Storage Investment Opportunity



Attic Storage

11200 Bradleys Parkway
Peculiar, MO 64078
and
3501 Short Road
Pleasant Hill, MO 64080

Call for Offers Due: September 9, 2025

INVESTMENT HIGHLIGHTS

- Two-Property Portfolio in the Southeast corner of the Kansas City, MO Metro
- High-Quality Class A Construction with fully fenced and gated perimeters
- On-Site Leasing Offices providing full-time customer service
- Recently Expanded and in final phase of full lease-up
- High profile locations within local communities

		Standard RSF	CC RSF	Boat/RV RSF	Total RSF	Units	Acres
Attic Storage of Peculiar	11200 Bradleys Pkwy.	69,600	21,750	11,400	102,750	437	4.92
Attic Storage of Pleasant Hill	3501 Short Rd.	48,800	30,827	-	79,627	409	6.00
Portfolio Total		118,400	52,577	11,400	182,377	846	10.92

Presented by:

**LARRY GOLDMAN, CCIM &
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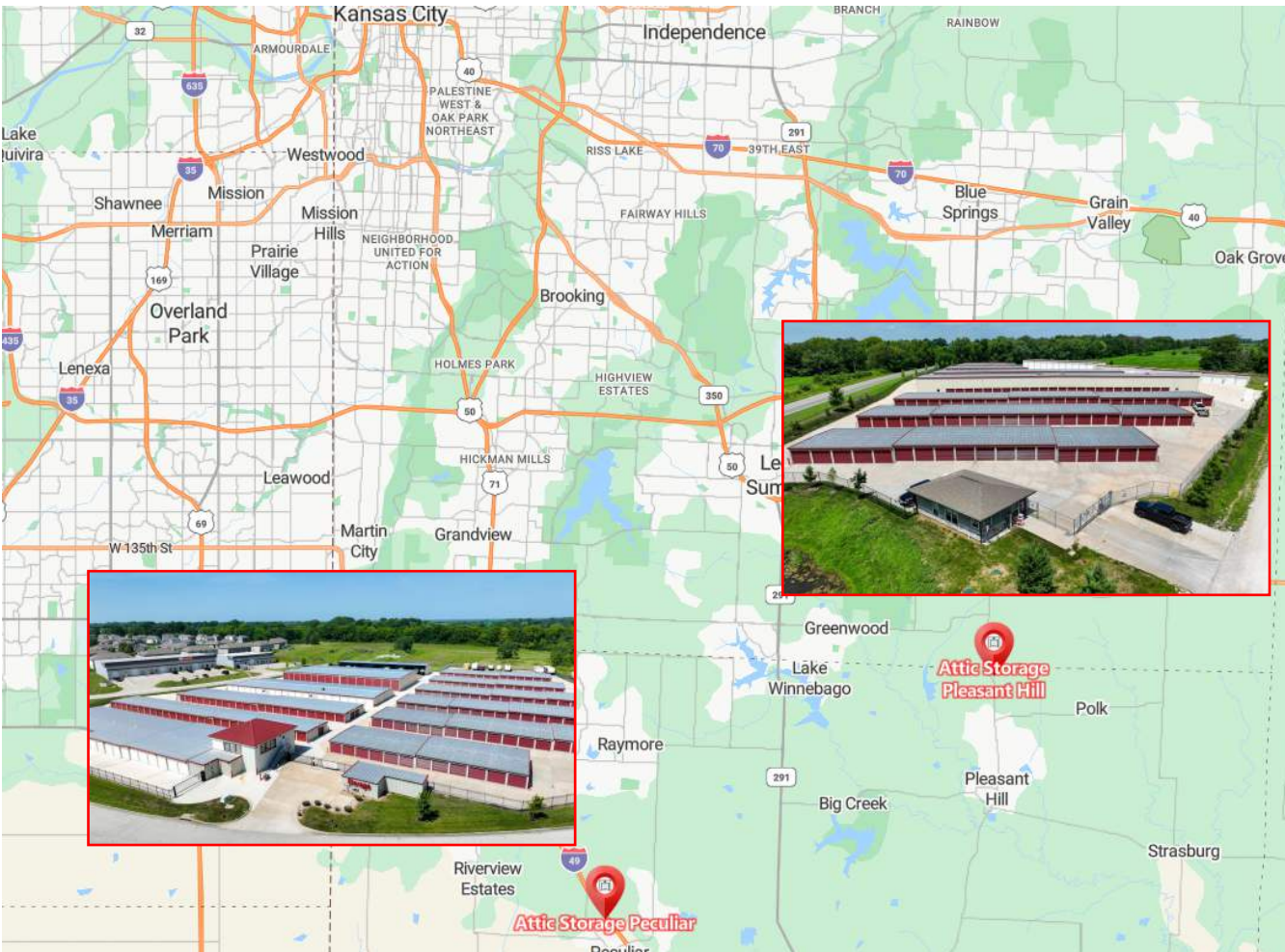
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Attic Storage Peculiar



Attic Storage Pleasant Hill



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