

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Store & Lock Self Storage

404 Trenton Road
Browns Mills, NJ 08015

Presented by:

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LIST PRICE: \$2,900,000

INVESTMENT HIGHLIGHTS

- First time to market in almost 40 years
- Constant mid 90s% occupancy, currently 96%
- Many unit sizes have a waitlist
- Turnkey opportunity, currently operating as a remote facility
- Below market rents across all unit sizes

PROPERTY DETAILS

RSF:	21,600
Units:	210
Acres:	1.77
Built:	1964
Expansion:	1997
Physical Occ.:	96%



