

Self Storage Investment Opportunity



Smartlock Self Storage® - Brownsville



234 & 226 N. Expressway
Brownsville, TX 78521

Presented by:

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Call Broker for Price

INVESTMENT HIGHLIGHTS

- 12,276 RSF climate-controlled storage facility
- Adjoining 21,294 SF retail space (leased – 3 year term)
- Stabilized occupancy property with newly executed retail lease
- Price offered below replacement cost

PROPERTY DETAILS

Storage RSF:	12,276
Retail RSF:	21,294
Units:	133
Acres:	1
Built:	1967
Conversion:	2022
Physical Occ.:	92.5%



