

Self Storage Investment Opportunity



Berks Storage 5-Property Portfolio



Pennsylvania

Presented by:

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CHUCK SHIELDS

Beacon Commercial Real Estate

LIST PRICE: Call for Offers

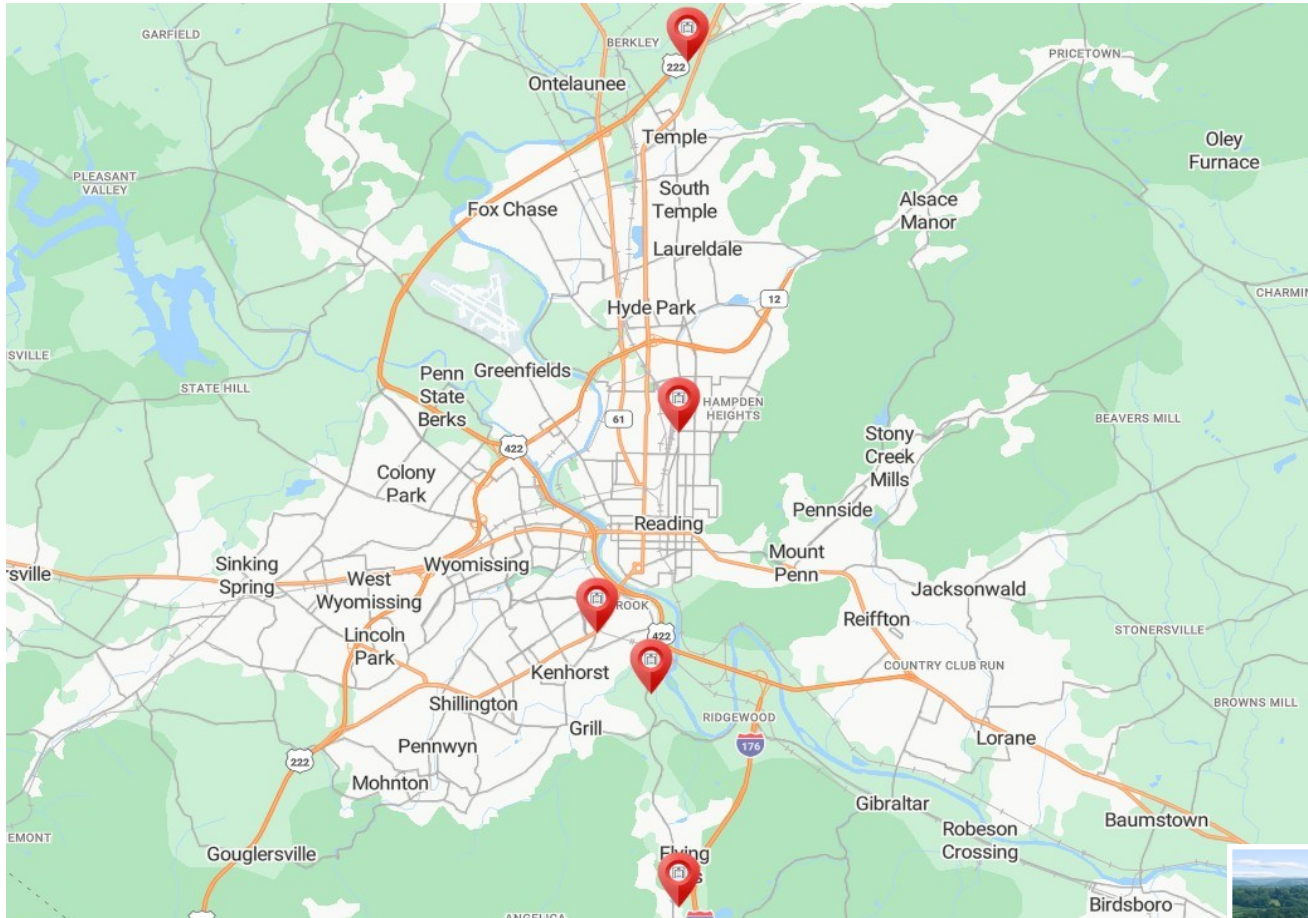
Call for Offers Due: Wednesday, September 17th

INVESTMENT HIGHLIGHTS

- **Low Square Footage per Capita** – The Reading, PA market offers a significantly under-supplied self-storage environment, with SF/Capita ratios in the 4.0–5.4 range across the portfolio's trade areas, indicating strong existing demand and limited new supply pressures.
- **Mom-and-Pop Ownership with Untapped Revenue Potential** – The portfolio is operated by a local owner who has not implemented any existing customer rate increases (ECRIs) in the past three years, providing immediate upside for a professional operator to align rental rates with market levels.
- **Strategic Scale in a Single Market** – The five assets total over 321,000 rentable square feet and 2,814 units, all located within the Reading metro area, creating operational efficiencies, market dominance, and a strong brand presence for the buyer.
- **Stable In-Place Cash Flow with Upside** – The portfolio is currently averaging 85% physical occupancy, allowing a buyer to acquire substantial existing income while capitalizing on occupancy optimization, rate management, and operational improvements to drive NOI growth.

PROPERTY DETAILS

Storage RSF:	321,111
Units:	2,814
Occupancy:	85%
Expansion:	Route 10 & Flying Hills



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.