

Self Storage Investment Opportunity



Route 202 Self Storage



872 Old Concord Rd.
Henniker, NH 03242

LIST PRICE: \$3,335,000

INVESTMENT HIGHLIGHTS

- **Prime Route 202 Location with Exceptional Visibility** – Strategically positioned along Route 202 with easy access to Interstate 89, the property benefits from steady traffic counts and excellent exposure, ensuring strong brand presence and convenient access for customers.
- **Proven Market Demand with Strong Lease-Up** – The facility has demonstrated rapid lease-up since opening, reflecting the robust demand for storage in the Henniker area and a well-matched product offering for the market.
- **Efficient Remote Management Model** – Fully equipped with remote management technology and systems, including electronic keypad with gate access and security cameras, the property operates seamlessly without the need for on-site staffing, keeping operating costs low while maintaining excellent customer service.
- **Newly Constructed Facility** – Opened in December 2022, the property features modern construction, updated security measures, and contemporary design, providing tenants with a clean, secure, and reliable storage solution.

PROPERTY DETAILS

Rentable SF:	30,300
Year Built:	2022
Number of Units:	221
Acres:	3.30
Unit Occupancy:	81%



Presented by:

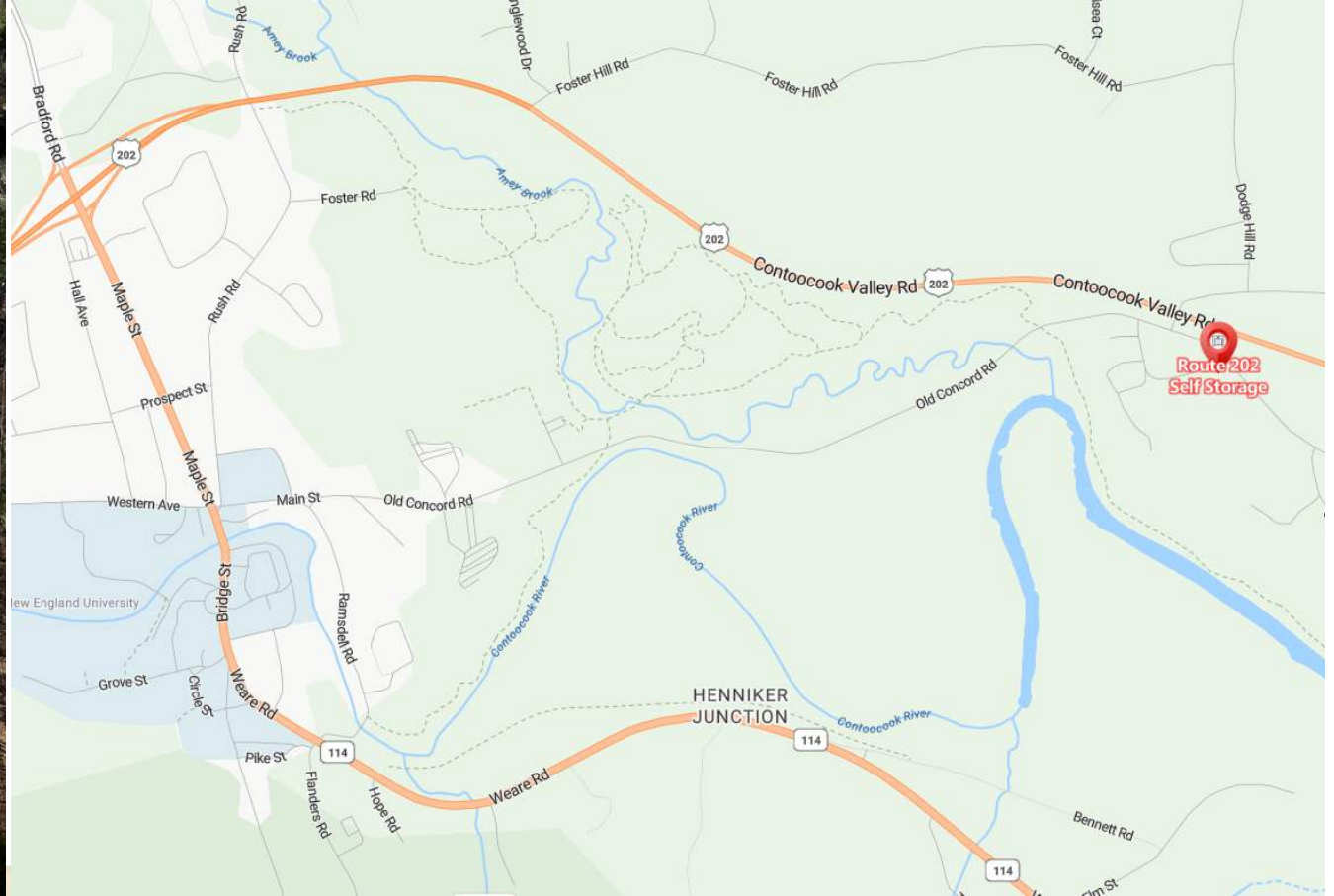
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