

# Self Storage Investment Opportunity



## Hastings Storage Development Site

275 West 33<sup>rd</sup> Street  
Hastings, MN 55033

Presented by:

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**LIST PRICE: \$1,000,000**

### INVESTMENT HIGHLIGHTS

- Self-Storage Development Opportunity:** Sitting on ±3 acres in Hastings, MN of two parcels with tentative approvals for up to 40,000 RSF of climate-controlled storage
- Plans Completed:** For a proposed 218 climate-controlled units on one of the parcels
- Well Positioned for Lease-up:** Parcels are located along a high-visibility mixed-use corridor with nearby retail, fitness, community services, and existing self-storage
- Competitive Advantage:** Exclusive climate-controlled storage offering within a 10-mile radius
- Strong Income and Stable Housing:** Hastings and surrounding communities help support long-term storage demand, with brand a new apartment complex recently developed next to the site
- Excellent Visibility and Access:** Located along a primary commercial corridor with convenient drive times from surrounding residential neighborhoods

### PROPERTY DETAILS

Storage RSF	40,000 +/-
Total Units:	436
Unit Type:	Climate Controlled
Acreage:	Combined 3+/- Acres

