

Self Storage Investment Opportunity



Hastings Storage Development Site

275 West 33rd 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

