Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Forward Storage

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3451 M-37
Middleville, MI 49333

List Price $2,850,000

INVESTMENT HIGHLIGHTS

- **Class A Asset:** excellent opportunity to acquire five newly constructed self-storage buildings opened in November 2023 located in the affluent, growing market of Middleville, Michigan (Grand Rapids MSA)
- **Premium Unit Mix:** totaling 45,200 NRSF of 100% single-story, drive up product
- **Lease-Up and Revenue Upside Opportunity:** the facility has leased up to 70% unit occupancy, providing a clear path for future revenue growth through continued lease-up and revenue management initiatives
- **Fully Fenced, Lit, and Secure:** facility with access control
- **Great Frontage, Visibility, and Access:** along M-37 (12,911 VPD), a major north-south arterial road
- **Strong Local Demographics:** 16k population, $115k AHHI, and 8.9% pop growth in 5-yr (5-mi)
- **Located within the Grand Rapids MSA:** ranked as the #1 City to Grow Your Career in 2025 on

PROPERTY DETAILS

NRSF:	45,200
Units:	203
Built:	2023
Acres:	6.63+/-
Buildings:	5
Unit Occ.:	70%



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