

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Shield Storage Portfolio

4505 Reno Hwy  
4570 Reno Hwy  
4661 Beacon Wy  
1105 Taylor Pl  
899 Lovelock Hwy  
  
Fallon, NV 89406

Presented by:

The Gorden Group



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**Broker of Record:**

Nevada- The Gorden Company, LLC - B.1002118

**LIST PRICE: \$14,500,000**

### INVESTMENT HIGHLIGHTS

- **Five-Facility Portfolio** in the Fallon, Nevada market
- **Opportunity to Capture Significant Market Share** in growing trade area
- **Professional Management** already in place
- **Expansion Opportunities** across several sites

### PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Parcel Size  | 1,370,091 |
| Rentable SF: | 168,398   |
| Total Units: | 1,068     |





899 Lovelock Highway



1105 Taylor Place



4505 Reno Highway



4570 Reno Highway



4661 Beacon Way