

Self Storage Investment Opportunity



Western Mass Storage Solutions



Amherst/Northampton, MA MSA

Presented by:

BEN VESTAL

Argus Self Storage Advisors
303-317-6469 | bvestal@argus-realestate.com

JOE ROBINSON, CCIM

NAI Norwood Group
603-714-4019 | jrobinson@nainorwoodgroup.com

BROKER OF RECORD:

JOSEPH MENDOLA

NAI Norwood Group
LIC.# 100256-RE-RB

LIST PRICE: Contact Broker

INVESTMENT HIGHLIGHTS

- **Physically Stabilized Asset with Immediate In-Place Cash Flow:** The property is a well-established and operationally functional facility with strong in-place occupancy and cash flow, providing investors with a stable going-in yield and minimal near-term capital requirements.
- **Attractive Western Massachusetts Market Fundamentals:** Strategically located in the Amherst/Northampton, MA MSA, within the broader Western Massachusetts region, the asset benefits from stable demographics, strong household incomes, and limited direct competition in the immediate trade area, supporting long-term demand for self storage. The facility's position along I-91 (30,000 VPD) and grandfathered highway billboard provides potential incremental income source.
- **Diverse and Complementary Revenue Streams:** The asset benefits from multiple income sources including traditional self storage, warehouse space, and parking, creating a diversified revenue profile that enhances stability and provides additional avenues for growth. There are also entitlements for 20 portable units as well as flexible, light industrial zoning for potential expansion.
- **Broad Unit Mix Across Climate & Non-Climate Product Types:** The facility offers a wide range of unit configurations, including both climate-controlled and drive-up non-climate units, allowing operators to cater to a diverse tenant base and optimize pricing strategies across product types. There are also 69 parking spaces offered in a range of sizes from 10x20 to 10x45.

PROPERTY DETAILS

Storage RSF:	48,359
Parking SF:	16,800
Warehouse SF:	14,000
Storage Units:	398
Parking Spaces:	69



