

Self Storage Investment Opportunity



Ocotillo Storage

3055 East Ocotillo Road

San Tan Valley, AZ 85140

Presented by:



The Gorden Group

Argus Self Storage Advisors - Broker Affiliate

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Broker of Record:

Arizona- Keller Williams Realty Phoenix - LC721899000

OFFERED AT: \$2,100,000

INVESTMENT HIGHLIGHTS

- Fully Entitled Self-Storage Development
- Prime San Tan Valley Location
- Strong Population Growth
- Compelling Upside Potential

PROPERTY DETAILS

Parcel(s) Size SF:	140,492
Existing Building SF:	79,863
Existing Rentable SF:	107,010
Existing Total Units:	826





*Note: The renderings shown are for illustrative purposes only and are not intended to represent the exact design, layout, or specifications of the final site plan. These images are conceptual in nature and may not reflect the precise configuration, dimensions, or features of the proposed development. Prospective buyers should rely on the approved site plans and due diligence materials for accurate project details.

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