

Outrig Storage Boulder County

451 South Anderson Street, Longmont, CO 80503

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: Call for Offers Due - October 28, 2026

INVESTMENT HIGHLIGHTS

- **Stabilized Performance** - 540 units across 181,743 SF at approximately 90% occupancy, complemented by warehouse/flex income and market-leading covered and enclosed rates.
- **Premier Boulder County Location** - Affluent demographics, supply constraints, and Boulder County's desirability support durable demand and a deep pool of private investment capital.
- **Embedded Revenue Upside** - The gap between physical and economic occupancy provides a clear path to revenue growth through rate optimization without relying on additional lease-up.
- **Broad Buyer Appeal** - Stable in-place cash flow and longterm appreciation potential position Outrig to attract national operators, regional storage groups, private investors, and family offices.

PROPERTY DETAILS

RSF: 181,743

Units: 540

Occupancy: 91%

