

MA & NH 2-Property Portfolio

West Bridgewater, MA | Weare, NH

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

PRESENTED BY

JESSIE GILTON

NAI Norwood Group

603-637-2008

jessie@nainorwoodgroup.com

JOE ROBINSON, CCIM

NAI Norwood Group

603-714-4019

jrobinson@nainorwoodgroup.com

MA Broker of Record:

JUDY NILES-SIMMONS

Senior Advisor

License # 126356

603-668-7000

info@nainorwoodgroup.com



Call for Offers Due: November 12, 2026

INVESTMENT HIGHLIGHTS

- | Market Density | 3-Mile SF per Capita | 5-Mile SF per Capita |
|----------------------|----------------------|----------------------|
| West Bridgewater, MA | 7.63 | 4.63 |
| Weare, NH | 9.87 | 8.14 |
- Revenue Drivers:** Annualized effective gross revenue of approximately \$990,199 is projected to reach \$1,782,297 by Year 5, supported by occupancy growth and rental rate management.
- Portfolio Scale:** West Bridgewater accounts for 75,750 rentable square feet and 620 units; Alpha Self Storage accounts for 42,360 rentable square feet and 248 units
- Projected NOI Growth:** Combined current adjusted NOI of approximately \$599,648 is projected to increase to \$845,090 in Year 2 and \$1,232,928 in Year 5

PROPERTY DETAILS

RSF:	118,110
Storage Units:	852
Boat/RV Parking:	16
Acres:	15.14
Built:	2003 & 2020

