

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Approved Self Storage Development Site

81 Pocono Road
Brookfield, CT 06804

LIST PRICE: \$750,000

INVESTMENT HIGHLIGHTS

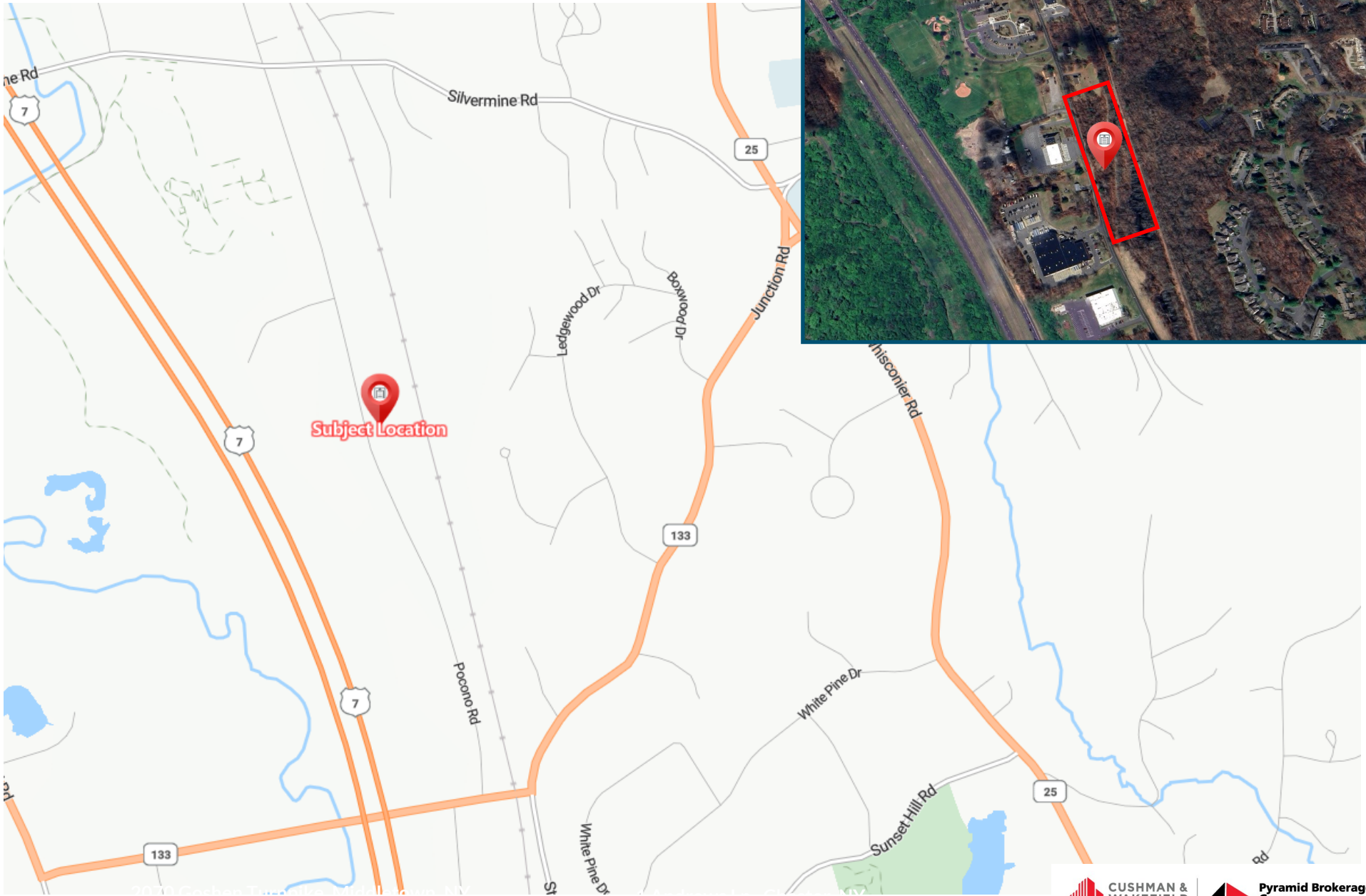
- 4.91-acre prime self storage development opportunity with full municipal approvals in place
- Entitled for 43,000 GSF and 36,325 NRSF of state-of-the-art storage space
- Market supported by strong rental rates and proven demand
- Situated in an affluent community with exceptional visibility and accessibility
- Strategically located near high-density residential neighborhoods, ensuring a strong customer base



Presented by:

GUY BLAKE, CCIM
Pyramid Brokerage Company
Associate Real Estate Broker
845-787-1372/ gblake@pyramidbrokerage.com

356 Meadow Avenue, 2nd Floor
Newburgh, NY 12550
pyramidbrokerage.com



Argus Self Storage Advisors and Pyramid Brokerage Company have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.