



Self-Storage Facility Sale

Asking Price

\$11,000,000

Property Address

553-555 St. James Ave. Springfield, MA

Property details

- Built in 2022-23 and opened in April 2023
- 80,000 sqft facility made up of 795 rentable units split into two buildings plus outdoor parking
 - ◆ Bldg A is a 70,000 sqft three story temperature controlled building with elevator.
 - ◆ Bldg B is a 10,000 sqft single story non-temperature controlled building
- Secured with keypad entries, 80+ high definition security cameras, security lights, fenced and gated
- Two full-time staff
- Use Sitelink for management software
- Excellent location several hundred yards off the highway
- Additional adjacent lot included for future development

Status: In lease-up

- As of 9/30/24 (18 months from opening)
 - ◆ 57.2% of the net rentable space is occupied
 - ◆ 45.3% of the units are occupied
 - ◆ Over 50% of new business comes from walk-ins
 - ◆ 74% of tenants use our insurance

* Detailed financials available with signed NDA.