

Self Storage Investment Opportunity



Triple T Mini Storage



10005 E 126th Street N
Collinsville, OK 74021

Presented by:

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LIST PRICE: \$4,600,000 - Offers Due January 20, 2026

INVESTMENT HIGHLIGHTS

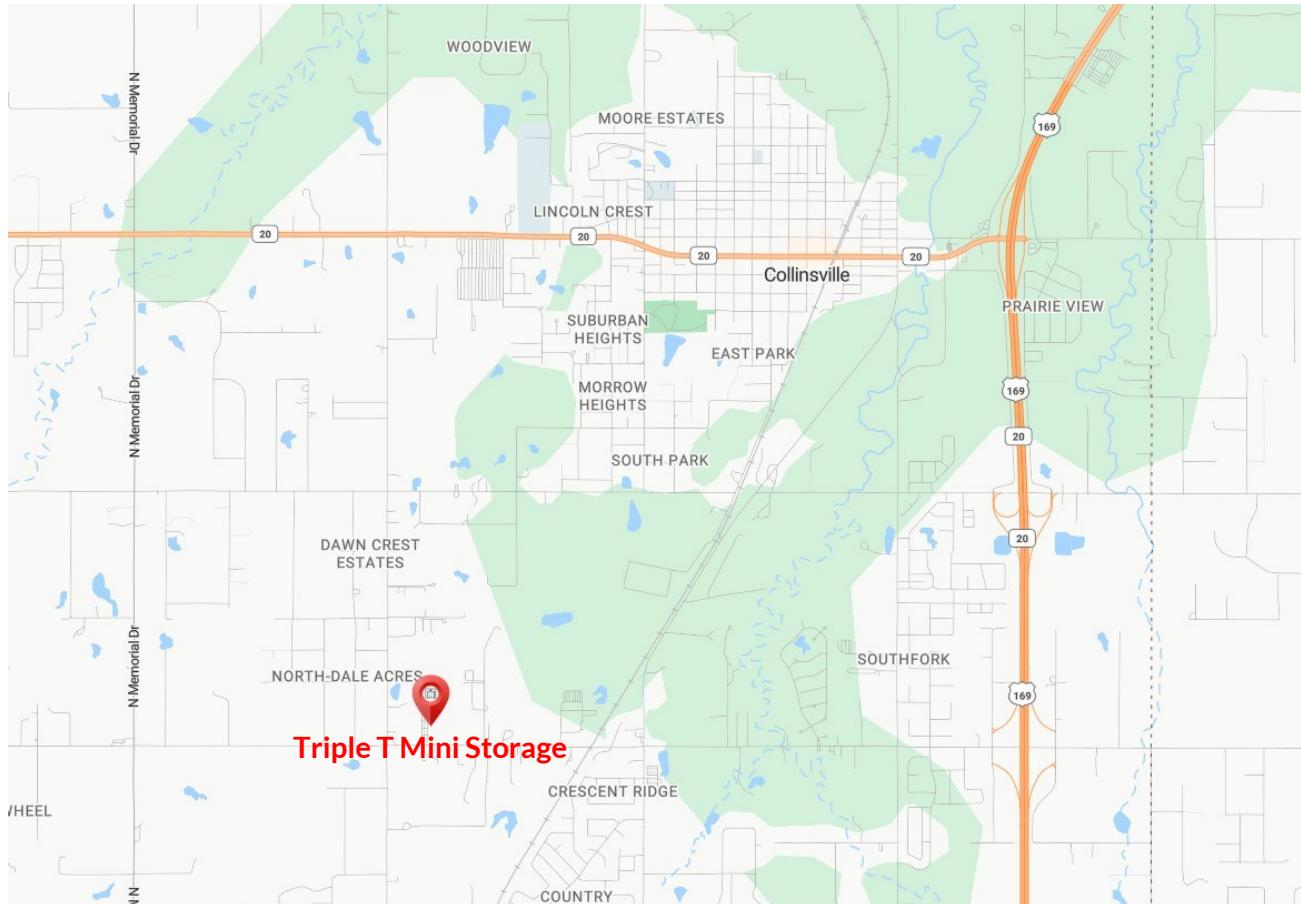
- Mid-lease up opportunity with recent expansion, located in a top 55 MSA (Tulsa).
- Five-building expansion has added 34,400 RSF and 332 units, creating more scale.
- Attractive Mix of Climate-Control, Drive-Up and Open Parking
- Strong population growth >10% projected over the next 5 years and average HH income (\$105,000) within 3 miles
- 9.5/RSF per person within 3 miles

PROPERTY DETAILS

Rentable SF	23,850 + 34,400 Expansion = 58,250 Total RSF
Units	173 + 332 Expansion
Open Parking RSF	10,840
Open Parking Units	25
Year Built	2002
Renovation/Expansion	2004/2010/2025
Acres	4.62
Unit Occupancy	34%
Physical Occupancy	46%
Economic Occupancy	32%
Land for Expansion	Yes

*Occupancy % includes expansion units





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