

# Newly Constructed, Self-Storage Facility

10544 & 10550 Reisterstown Rd, Owings Mills, MD 21117



Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Brand new, ±109,680 SF self-storage facility for sale.

### PROPERTY HIGHLIGHTS

- Brand new, ground up development
- ±82,154 NRSF
- 4 story storage facility
- 4 floors at ±27,420 SF
- ±109,680 SF total
- 26 parking stalls
- Anticipated TCO at the end of November 2024
- Fully climate controlled
- 3rd party management by Snapbox
- State-of-the-art video monitoring

### LOCATION DESCRIPTION

Ideally situated on the high traffic artery of Reisterstown Road (MD Route 140), parallel to I-795 and four miles northwest of I-695.

### OFFERING SUMMARY

SALE PRICE:	Call for Pricing
LOT SIZE:	±1.6 Acres
BUILDING SIZE:	±109,680 SF

William Sitar Jr. | O: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

Andrew Burachinsky | O: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

SELF-STORAGE FACILITY FOR SALE

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## ADDITIONAL PHOTOS



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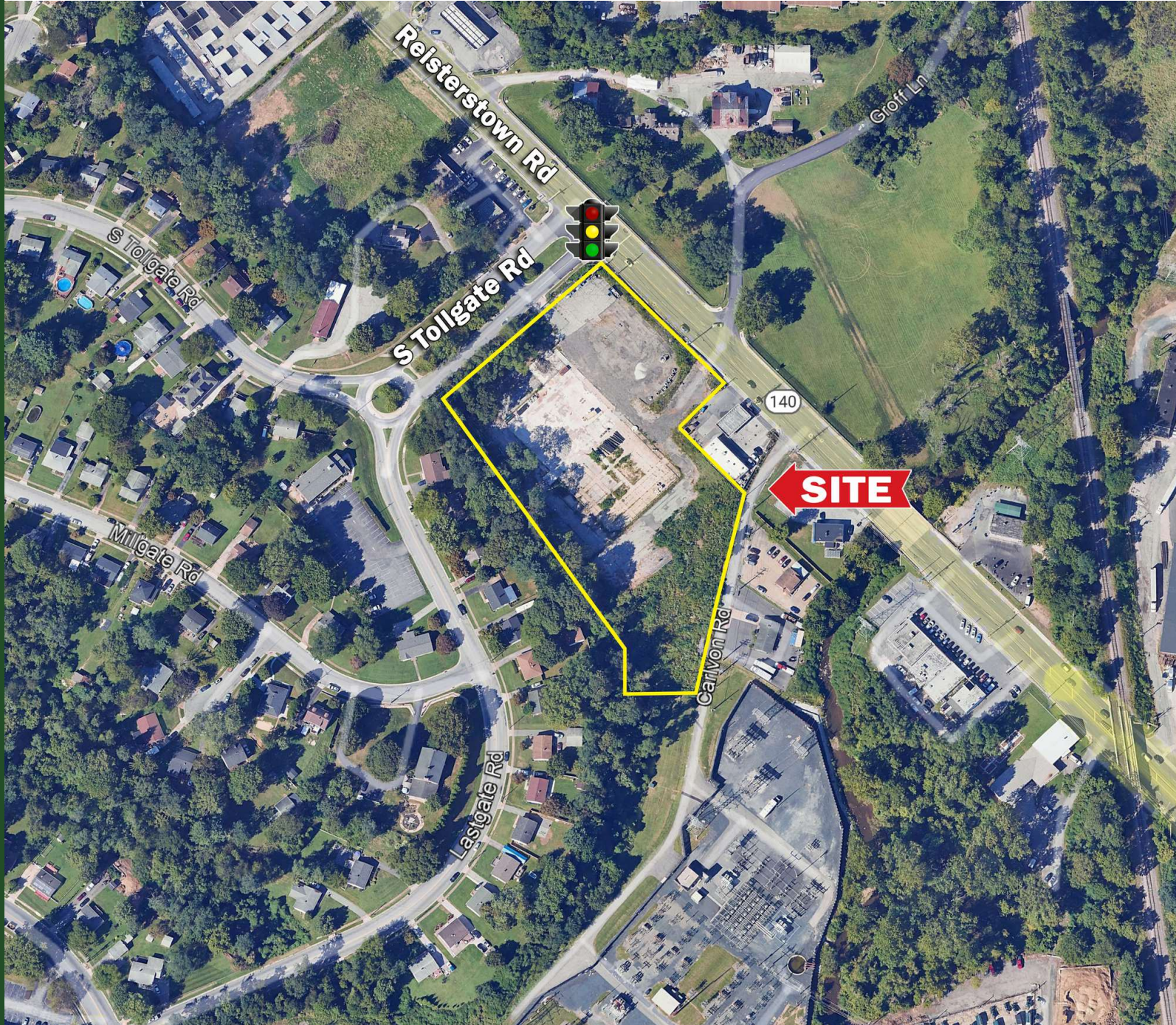
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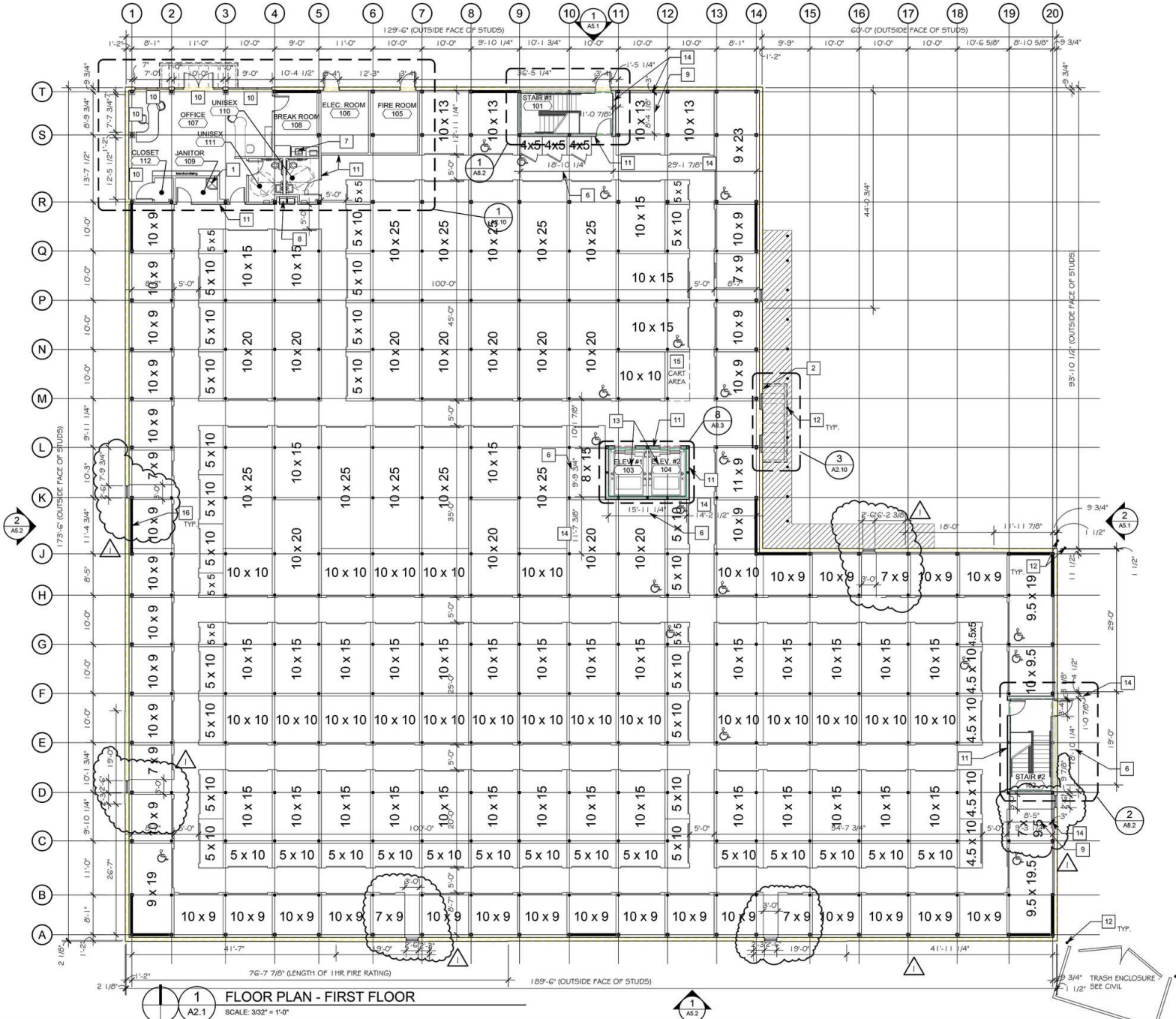
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## FIRST FLOOR PLAN



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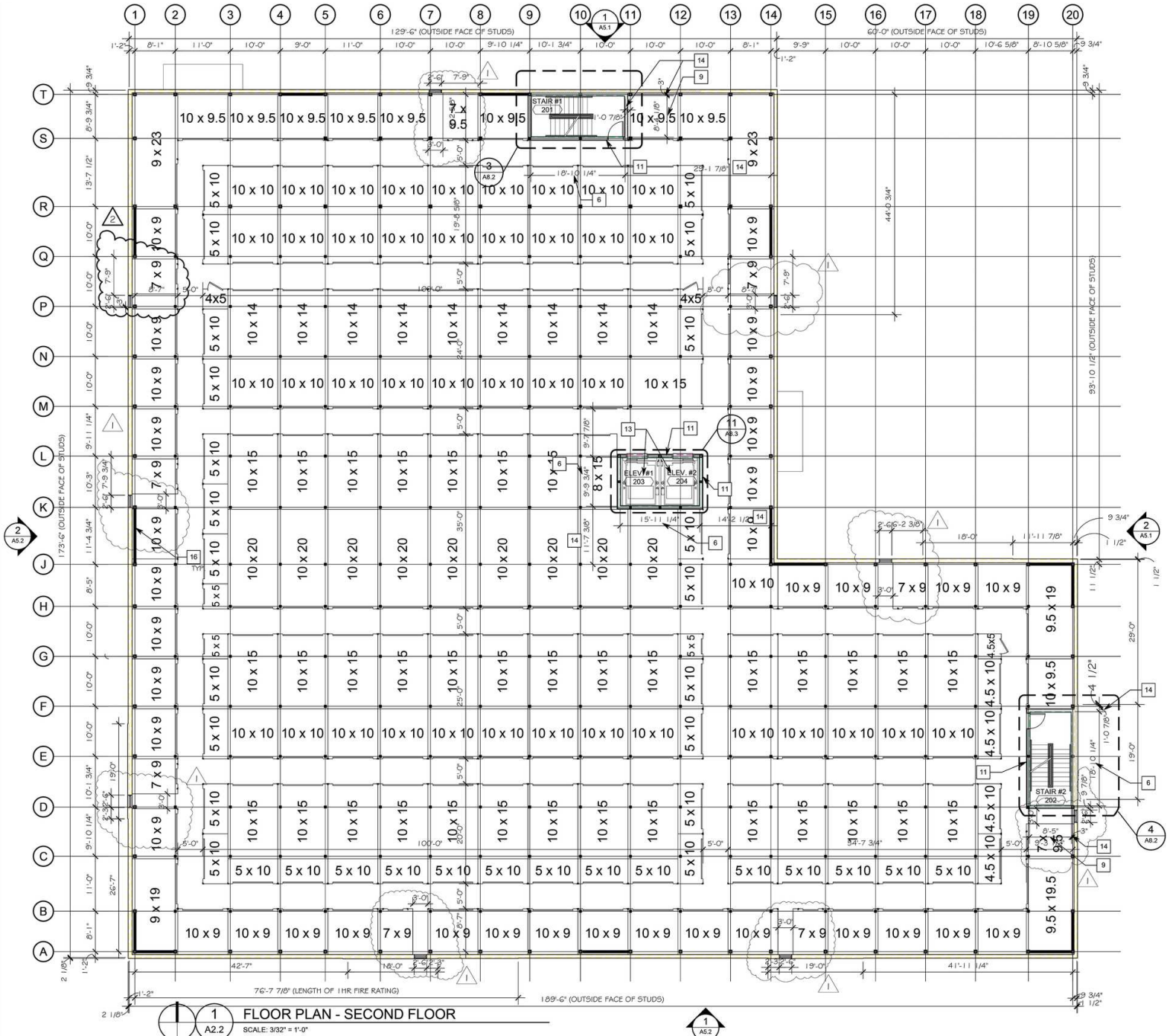
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## SECOND FLOOR PLAN



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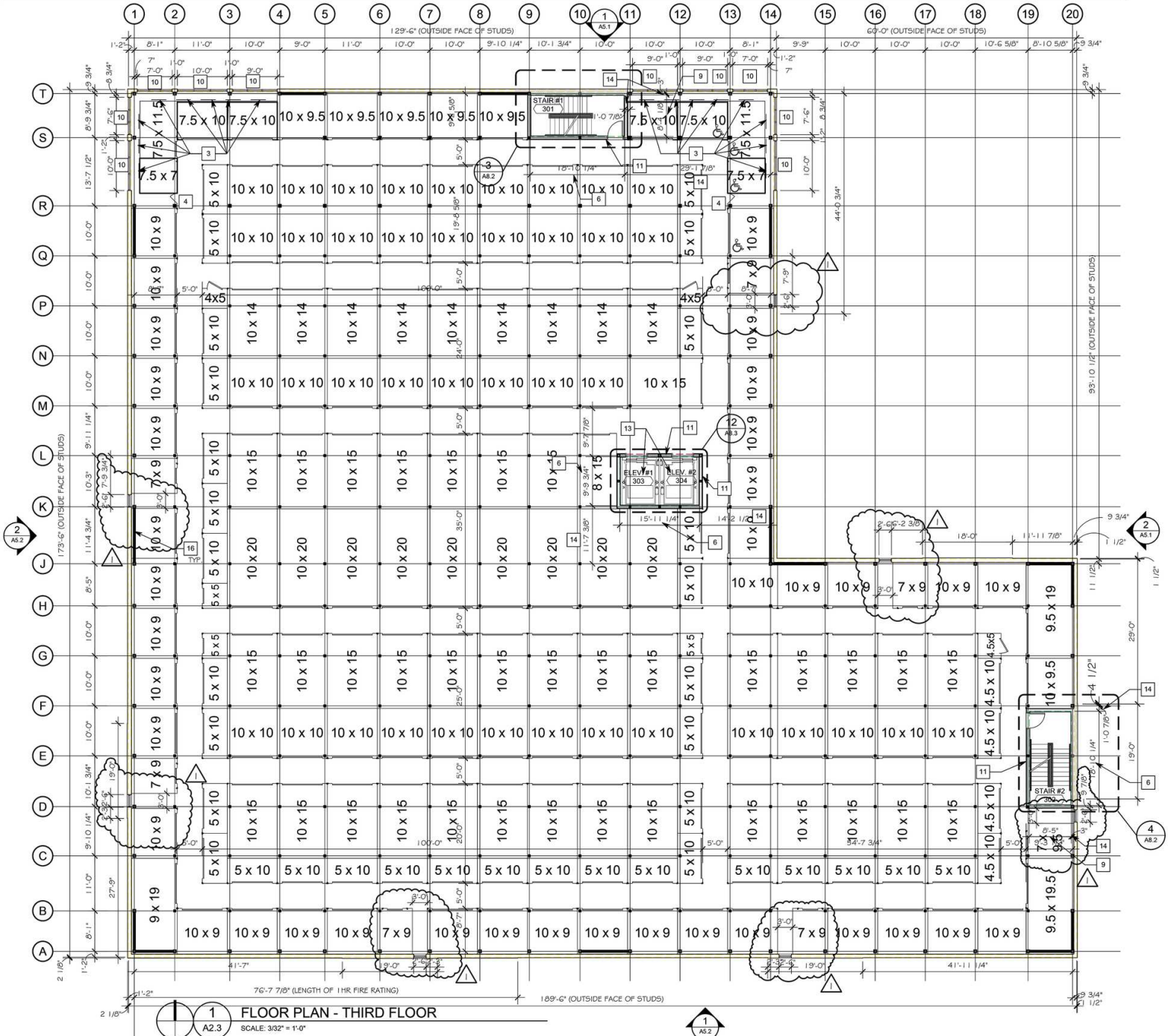
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## THIRD FLOOR PLAN



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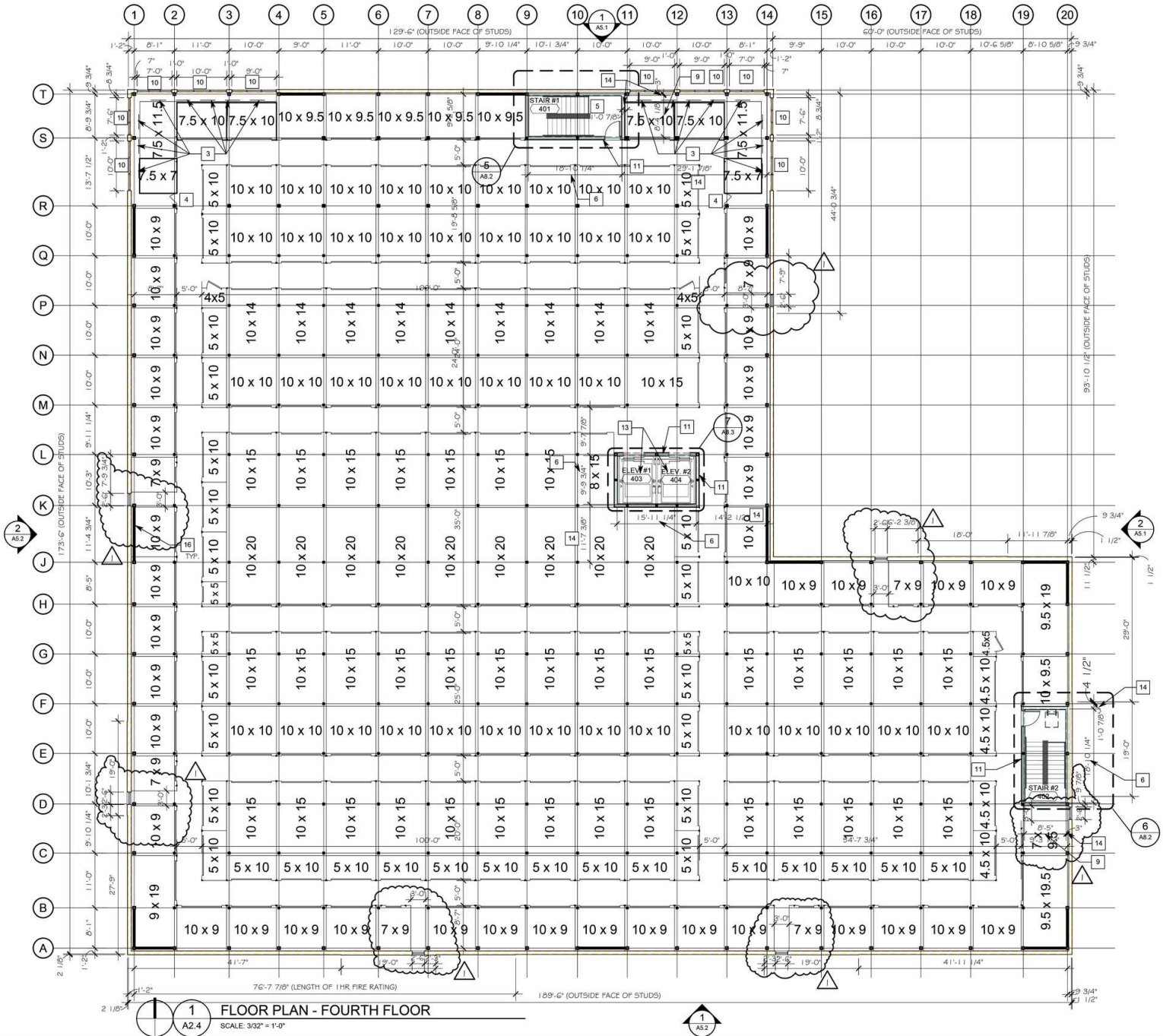
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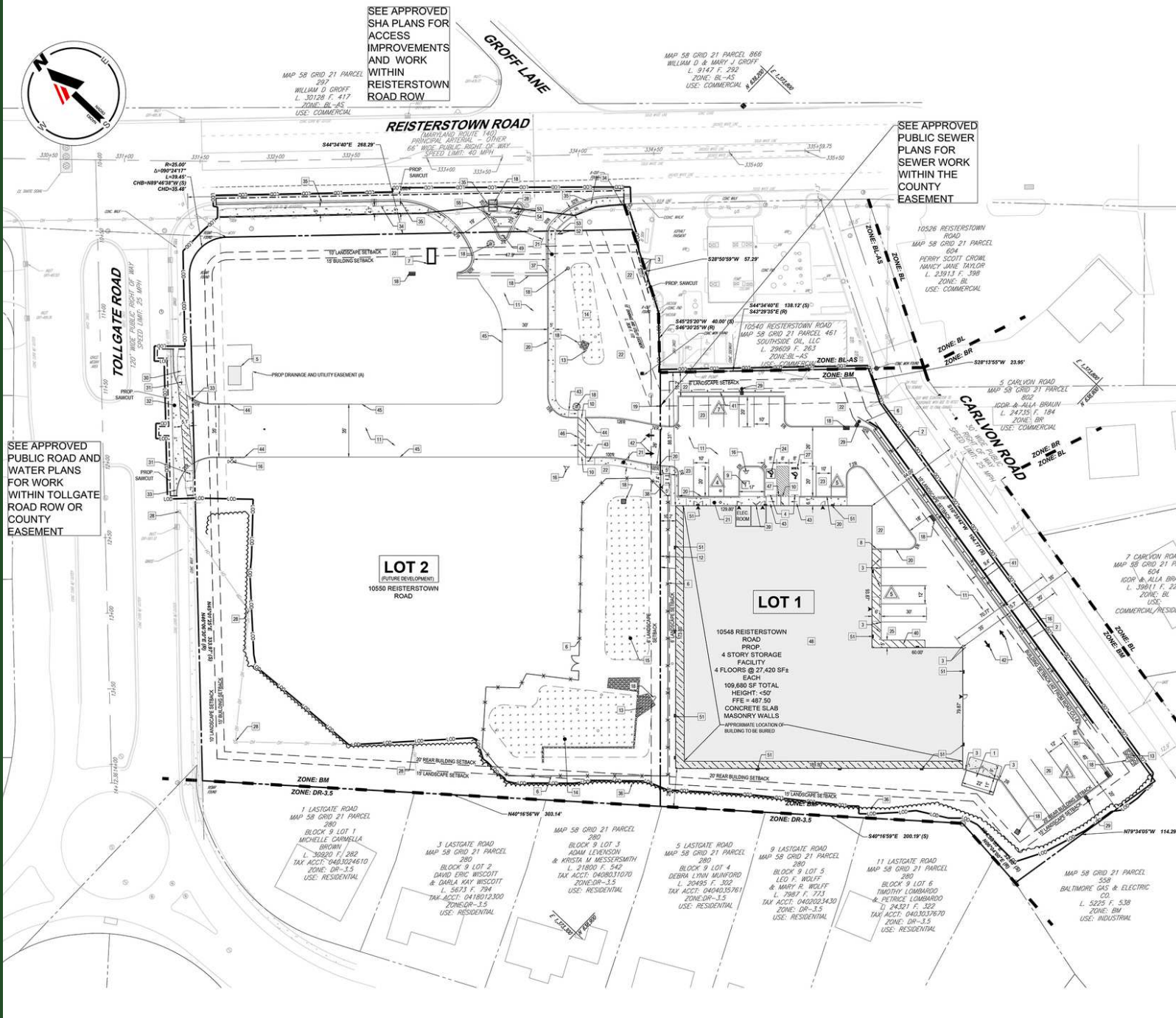
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## FINAL SITE PLAN



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## RETAILER MAP



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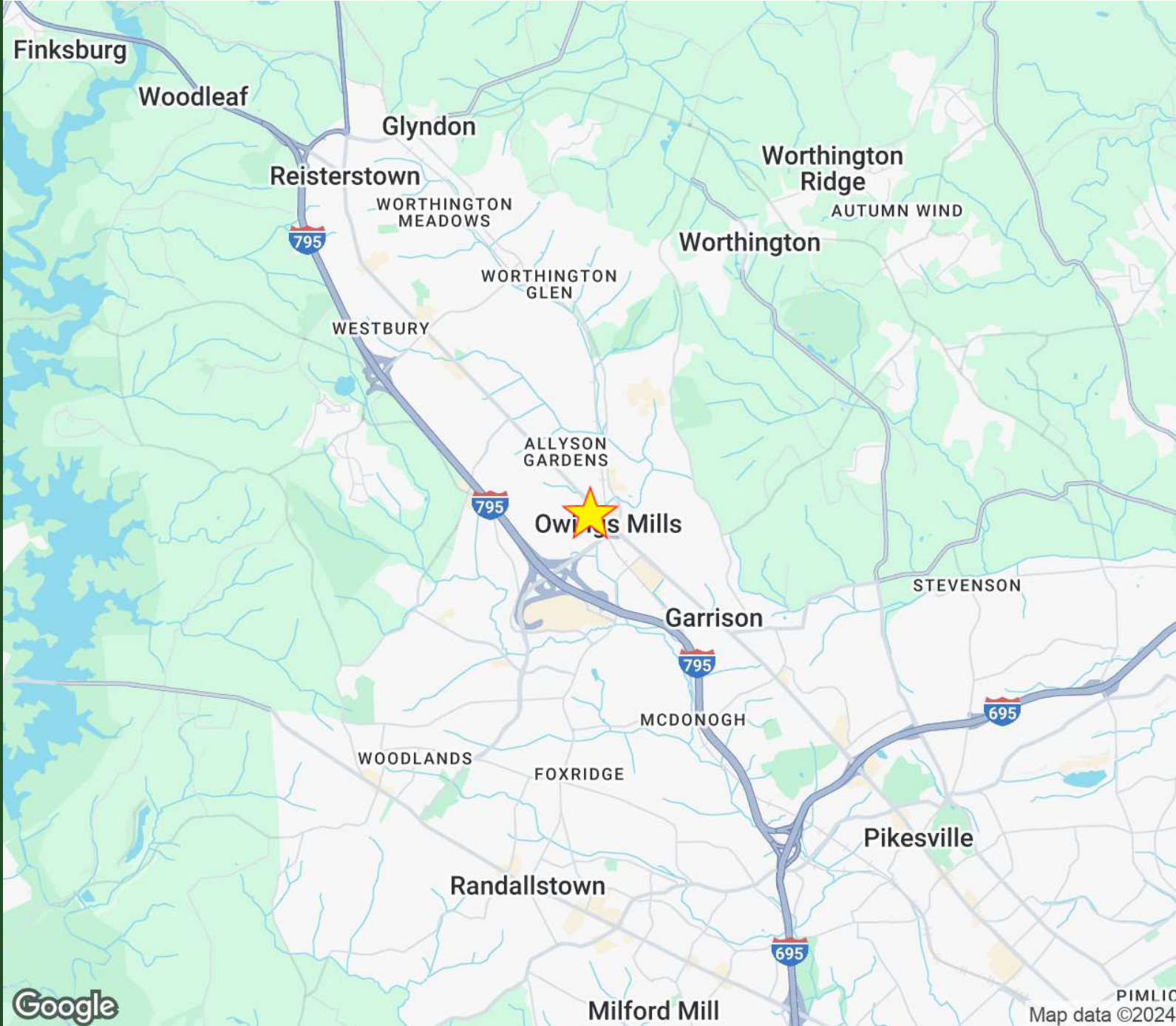
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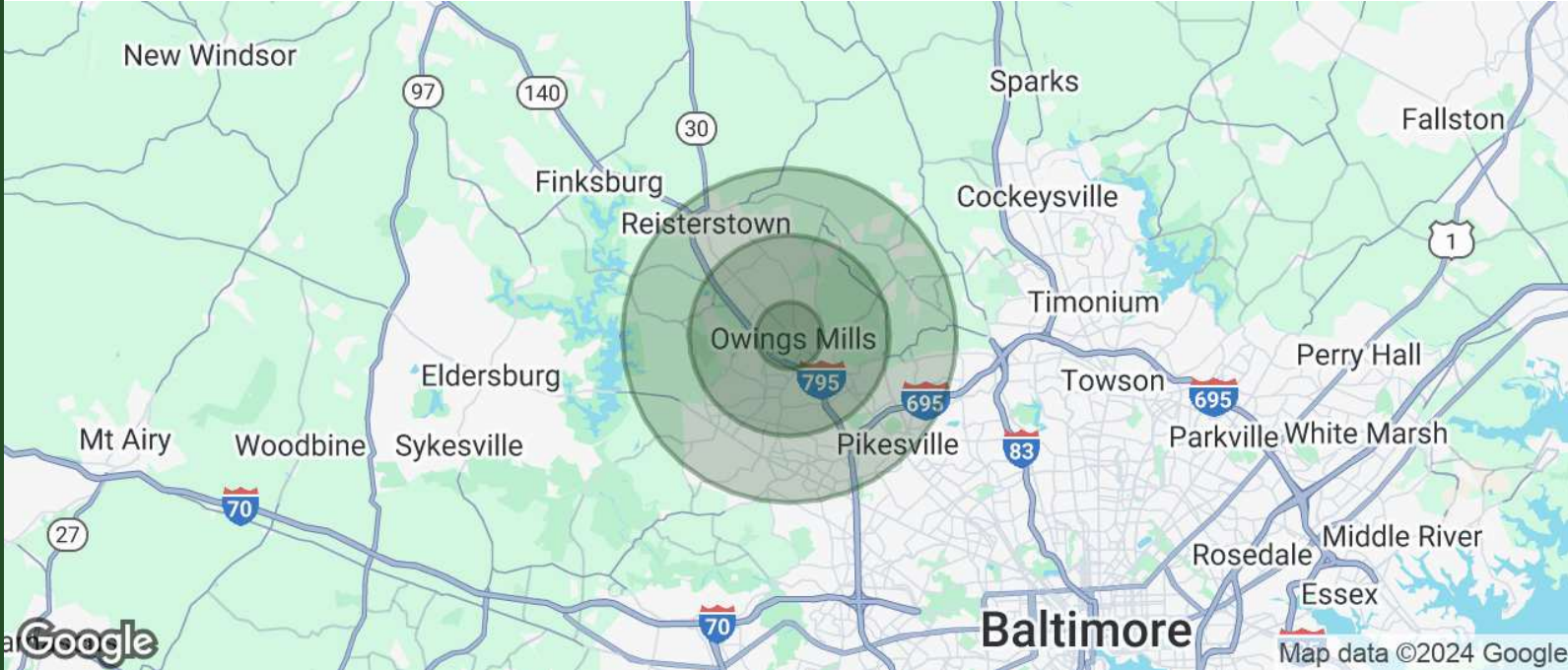
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,561	81,824	155,929
AVERAGE AGE	34	39	41
AVERAGE AGE (MALE)	33	37	39
AVERAGE AGE (FEMALE)	35	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,403	31,979	60,768
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$101,143	\$123,059	\$126,515
AVERAGE HOUSE VALUE	\$421,229	\$411,009	\$423,674

Demographics data derived from AlphaMap

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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