

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Shield Storage Portfolio

4505 Reno Hwy
4570 Reno Hwy
4661 Beacon Wy
1105 Taylor Pl
899 Lovelock Hwy

Fallon, NV 89406

Presented by:

The Gorden Group



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Broker of Record:
Nevada- The Gorden Company, LLC - B.1002118

LIST PRICE: \$14,500,000

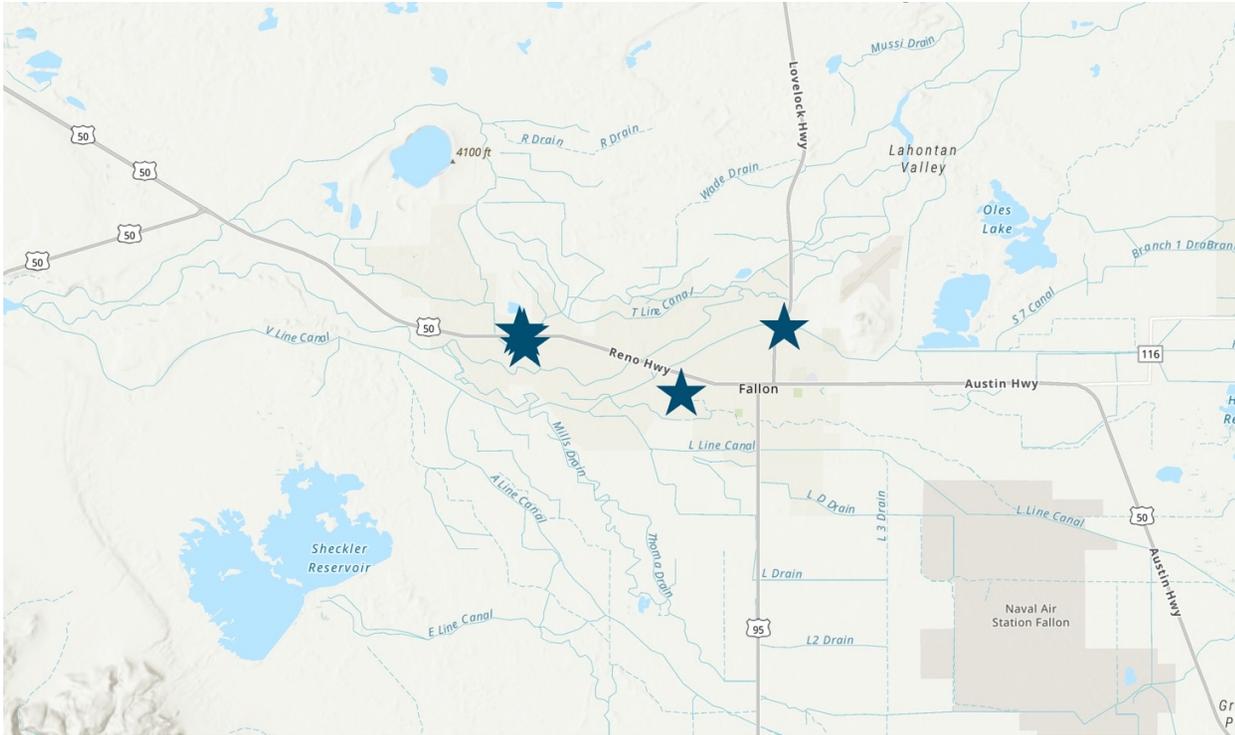
INVESTMENT HIGHLIGHTS

- **Five-Facility Portfolio** in the Fallon, Nevada market
- **Opportunity to Capture Significant Market Share** in growing trade area
- **Professional Management** already in place
- **Expansion Opportunities** across several sites

PROPERTY DETAILS

Parcel Size	1,370,091
Rentable SF:	168,398
Total Units:	1,068





899 Lovelock Highway



1105 Taylor Place



4505 Reno Highway



4570 Reno Highway



4661 Beacon Way