

Self Storage Investment Opportunity



Newport Self Storage



682 John Stark Hwy.
Newport, NH 03773

Presented by:

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NAI Norwood Group
Commercial Real Estate Services, Worldwide.

LIST PRICE: \$5,695,000

INVESTMENT HIGHLIGHTS

- 51,000 NRSF
- 347 newly-constructed, non climate-controlled units
- Prominent Route 11 signage with strong drive-by traffic and easy access
- Fenced and gated property with 24/7 security cameras and keypad access
- Population in 5-mile radius = 8,078 +/-
- Remotely managed with minimal staffing overhead
- 14,700+ SF warehouse and ~5,400+ SF office building leased to long-term tenant providing diversified income stream

PROPERTY DETAILS

Rentable SF: 51,000

Year Built: 2025

Number of Units: 347

Acres: 19.27

Physical Occ.: 9%



