

2585 & 1440 N NC 16 BUSINESS HWY

DENVER, NC 28037

STORAGE FACILITY PORTFOLIO FOR SALE

Guardian 1 offered at \$4,000,000.00

Guardian 2 offered at \$4,500,000.00

Seller Financing Available

FOR MORE INFORMATION

MARTY MCCARTHY

704.745.7176

MARTYW@LAKENORMANREALTY.COM

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PROPERTY DESCRIPTIONS



Positioned in the heart of one of Lincoln County's fastest-growing corridors, these indoor/outdoor storage facilities offer a rare opportunity to invest in a high-demand, recession-resistant asset class. Denver, NC continues to experience steady population growth driven by its proximity to Lake Norman, Charlotte, and major employment hubs—fueling consistent demand for both personal and commercial storage solutions.

These properties are ideally suited to accommodate a wide range of storage needs, including boats, RVs, contractors' equipment, vehicles, and household goods. With flexible unit configurations and outdoor storage options, the facility appeals to homeowners, small businesses, tradespeople, and recreational users alike.

Storage facilities benefit from low operating costs, minimal staffing requirements, and strong cash flow potential. This location's accessibility, visibility, and surrounding residential growth further enhance long-term value and scalability. Whether operated as-is or expanded to meet increasing demand, this asset presents a compelling opportunity for investors seeking stable income and future upside in a thriving suburban market.

Denver's small-town charm combined with rapid development makes this an ideal market for storage investment—where growth, convenience, and demand intersect.



FOR MORE INFORMATION

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DEVELOPMENTS

**6000 +/- units approved within direct vicinity to both properties**

Rock Creek - 150 units
Sylvan Creek - 198 units
Trinity Fields - 16 units
Stratford - 249 units
Melwood - 165 units
Westport North - 65 units
Westshore - 59 units
Meadows of Denver - 261 units
Villages of Denver - 685 units
Killian Creek - 58 units
Unity Preserve - 199 units
The Farm at Ingleside - 423 units

Trilogy - 1,700 units
Villages of Cowans Ford - 25 units
Sifford Farms - 39 units
Cambridge Apartments - 260 MF units
Canaopy Creek - 152 units
Creek Park - 170 units
Rivercross - 228 MF units & 40 TH units
Springs at Westport - 116 Units
The Ridge at Creek Park - 55 units
Willow Haven - 15 units
Ranger Island Towns - 7 units
Rebecca Reserve - 12 units
Bella Vista - 225 units

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ADDITIONAL PHOTOS

Guardian 1 - 1440 N. NC 16 Bus. Hwy Denver, NC 28037



Guardian 2 - 2585 N. NC 16 Bus. Hwy Denver, NC 28037



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