

# Self Storage Development Opportunity



## Approved Self Storage Development Site

81 Pocono Road  
Brookfield, CT 06804

**LIST PRICE: \$995,000**

### INVESTMENT HIGHLIGHTS

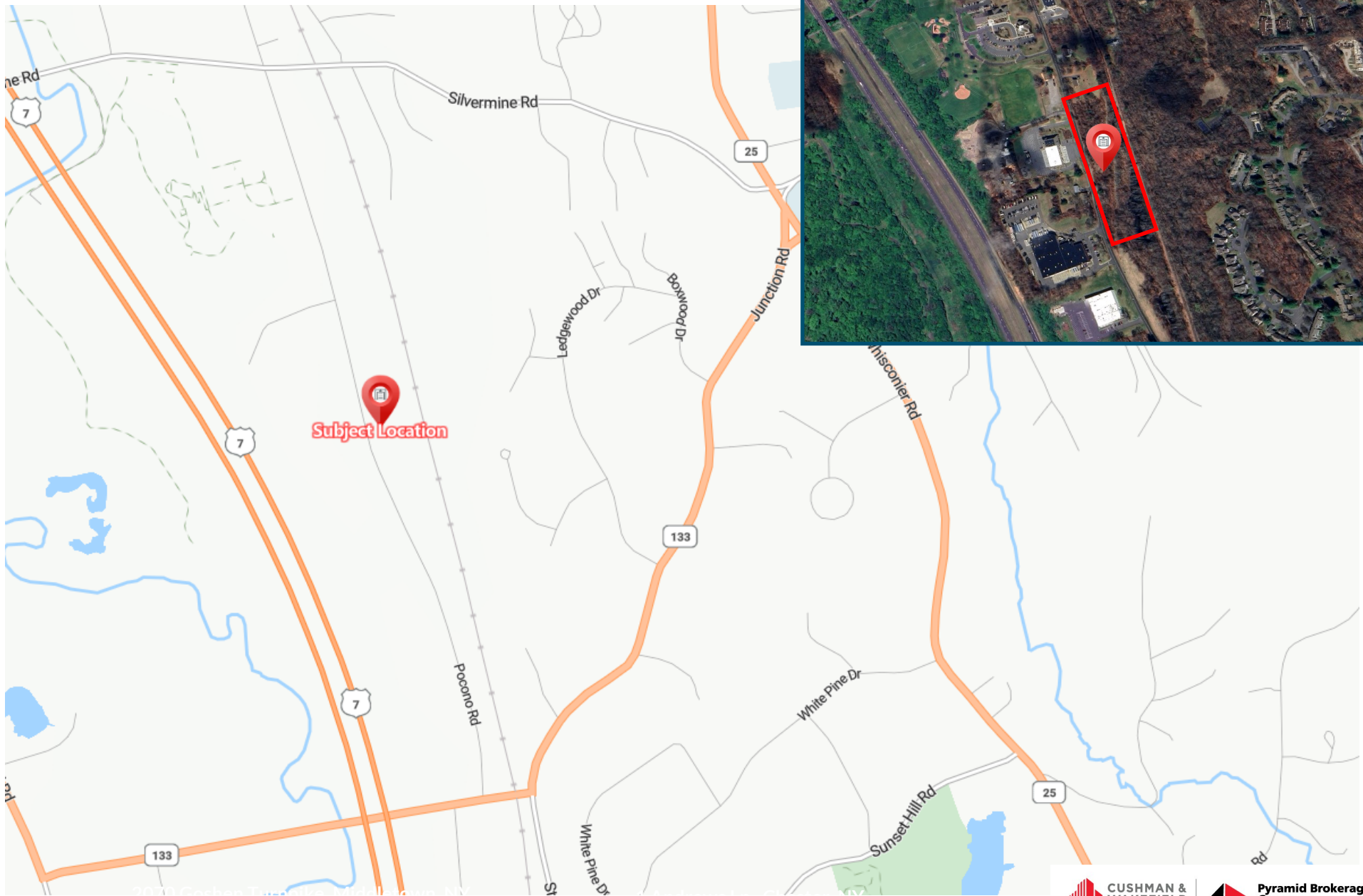
- 4.91-acre prime self storage development opportunity with full municipal approvals in place
- Entitled for 43,000 GSF and 36,325 NRSF of state-of-the-art storage space
- Market supported by strong rental rates and proven demand
- Situated in an affluent community with exceptional visibility and accessibility
- Strategically located near high-density residential neighborhoods, ensuring a strong customer base



Presented by:

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