



2585 & 1440 N NC 16 BUSINESS HWY

DENVER, NC 28037

STORAGE FACILITY PORTFOLIO FOR SALE

OFFERED AT \$9,000,000

FOR MORE INFORMATION

MARTY MCCARTHY

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

Summary

- Total # of Non Climate Controlled Units: 184 Units
- Total # of Climate Controlled Indoor Units: 38 Units
- Total # of Indoor Units: 221 Units
- Total # Outdoor Units: 63 Units
- Total Site Acreage: 2.45 Acres
 - Parcel 56819: 1.22 Acres
 - Parcel 56816: 1.23 Acres
- Retail: 6,000 SF leased at \$5,500/month, expires Nov. 2028, \$1,200/year increases



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Non Climate Controlled Units

Unit Size (Ft)	# of Units	\$/Unit
10X10	71	\$80.00/unit
10X15	37	\$100.00/unit
10X20	20	\$140.00/unit
10X25	15	\$185.00/unit
10X30	9	\$210.00/unit
15X25	2	\$100/unit
5X10	29	\$65.00/unit

Outdoor Storage Units

Unit Size	# of Units	\$/Unit
10X9.5	29	\$45.00/unit
12X40	1	\$450.00/unit
13X25	4	\$30.00/unit
13X28	26	\$30.00/unit
13X30	1	\$45.00/unit
15X15	1	\$85.00/unit
18X12	1	\$125.00/unit

Climate Controlled Units

Unit Size (Ft)	# of Units	\$/Unit
10X15	4	\$120.00/unit
10X24	1	\$115.00/unit
8X9	2	\$65.00/unit
8X8	9	\$75.00/unit
8X18	5	\$115.00/unit
8X12	10	\$105.00/unit
8X16	1	\$125.00/unit
8X11	3	\$95.00/unit
8X7	3	\$65.00/unit

Building	SF
A	7,200
B	9,385
C	12,000 6k Retail, 6k Climate Controlled
D	2,400
E	2,800

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

Non Climate Controlled Units

Unit Size	# of Units	\$/Unit
10X10	38	\$80.00/unit
10X15	52	\$100.00/unit
10X25	7	\$185.00/unit
10X20	18	\$140.00/unit
10X30	4	\$210.00/unit
5X10	20	\$65.00/unit

Outdoor Storage Units

Unit Size	# of Units	\$/Unit
13X25	12	\$80.00/unit
13X28	36	\$100.00/unit
13X33	6	\$30.00/unit
13X40	1	\$30.00/unit

Leased Acreage

# of Acres	\$/Month	Lease Terms
6 Acres	\$7,200/month	Expires 11/2028
2 Acres	\$3,500/month	Expires 11/2026

Summary

- Total # of Indoor Units: 139 Units**
- Total # Outdoor Units: 55 Units**
- Total Site Acreage: 16.3**
- Total Square Feet: 17,800**



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PROFORMA

Proforma reflects...

- Increasing occupancy
- Increasing unit pricing
- Increasing advertising (currently no advertising)
- Converting acreage tenants into outdoor storage spaces
 - Owner estimates an additional 250 spots at \$100/month

2585 N NC 16 Bus. Hwy Denver & 1440 N NC 16 Bus. Hwy Denver											
	Outlay	2023	2024	2025	Proforma 2026	Proforma 2027	Proforma 2028	Proforma 2029	Proforma 2030	Proforma 2031	Proforma 2032
OPERATIONS											
REVENUE PRODUCERS:											
STORAGE UNITS, INDOOR & OUTDOOR		\$340,228	\$363,564	\$315,017	\$374,251	\$385,478	\$397,043	\$408,954	\$421,223	\$433,859	\$446,875
2 ACRE TENANT		\$0	\$0	\$35,000	\$42,000	\$105,600	\$108,768	\$112,031	\$115,392	\$118,854	\$122,419
6 ACRE TENANT		\$0	\$0	\$84,000	\$96,000	\$96,000	\$98,000	\$288,000	\$296,640	\$305,539	\$314,705
PORTION OF RETAIL BLDG		\$54,000	\$54,000	\$50,000	\$66,000	\$67,980	\$70,019	\$72,000	\$74,160	\$76,385	\$78,676
TOTAL REVENUES		\$394,228	\$417,564	\$484,017	\$578,251	\$655,058	\$673,830	\$880,985	\$907,415	\$934,637	\$962,676
TAXES & EXPENSES											
R/E TAXES		\$28,000	\$28,000	\$28,000	\$29,500	\$29,500	\$29,500	\$31,000	\$31,000	\$31,000	\$31,001
INSURANCE		\$12,000	\$12,000	\$12,750	\$12,750	\$13,000	\$13,000	\$13,500	\$13,500	\$14,000	\$14,000
UTILITY		\$6,000	\$6,000	\$6,500	\$6,500	\$6,750	\$6,750	\$6,750	\$7,000	\$7,000	\$7,250
PROPERTY MANAGEMENT, % REV =	5.0%	\$19,711	\$20,878	\$24,201	\$28,913	\$32,753	\$33,692	\$44,049	\$45,371	\$46,732	\$48,134
CAP-X		\$60,000	\$150,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
OTHER		\$2,500	\$2,500	\$2,500	\$10,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
SUBTOTAL EXPENSES		\$128,211	\$219,378	\$78,951	\$92,663	\$89,503	\$90,442	\$102,799	\$104,371	\$106,232	\$115,385
PROPERTY ANNUAL NET CASH FLOW AFTER TAX		\$266,017	\$198,186	\$405,066	\$485,588	\$565,555	\$583,389	\$778,186	\$803,044	\$828,405	\$847,291

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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.



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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

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