

Self Storage Development Opportunity



Spencer Self Storage Development Site

East Main Street
Spencer, MA 01562

Presented by:

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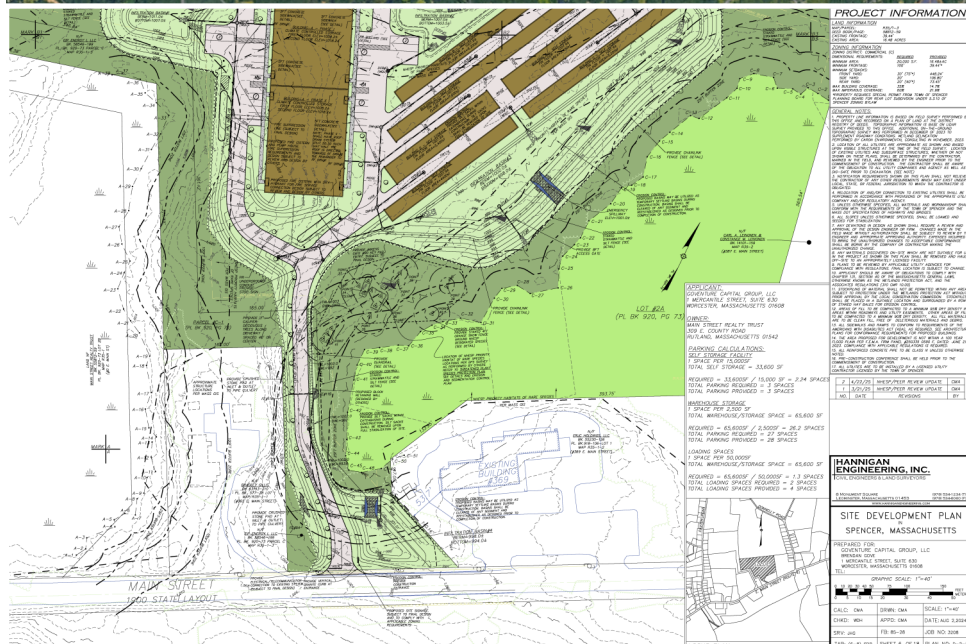
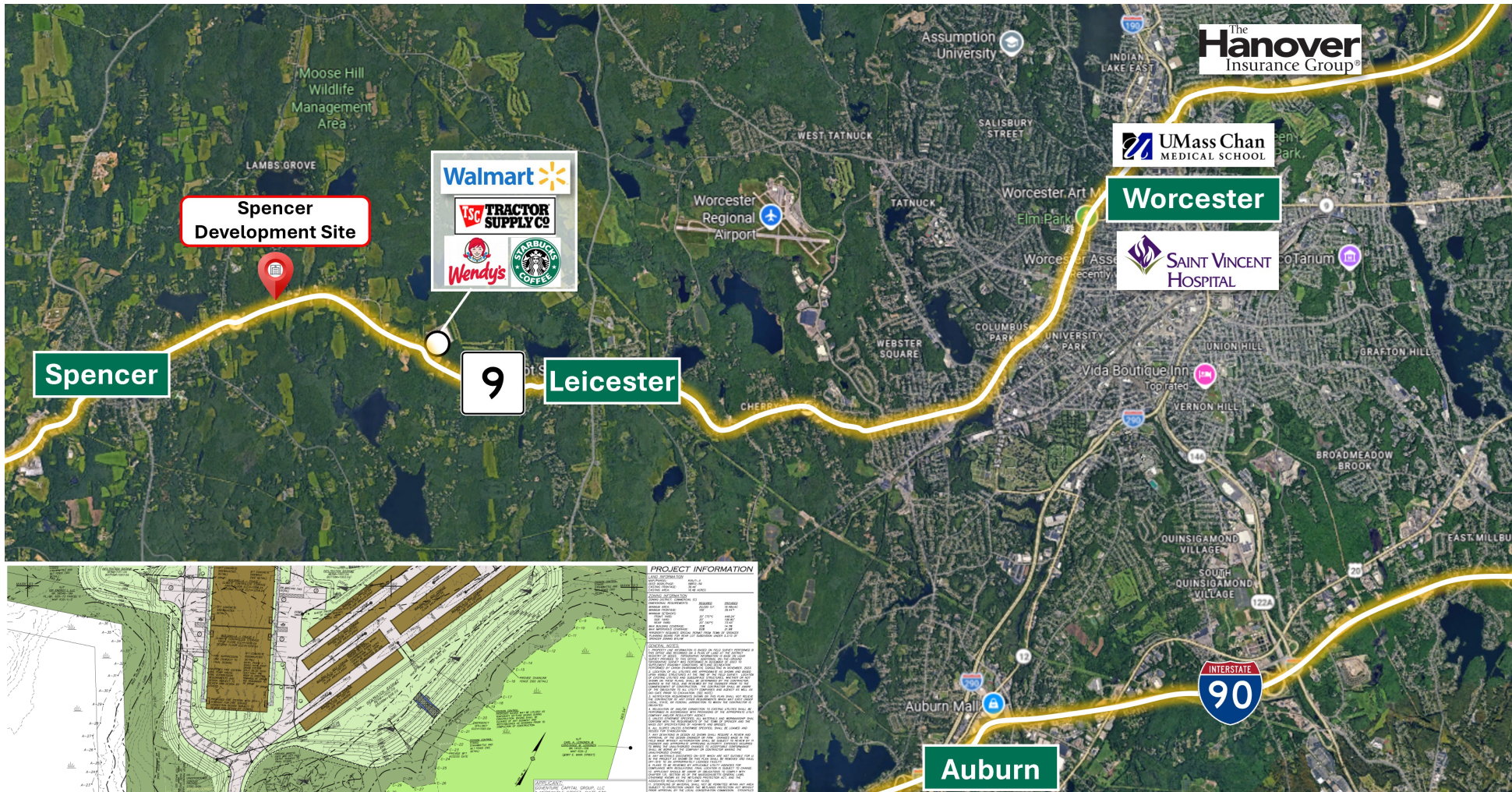
LIST PRICE: \$2,500,000

INVESTMENT HIGHLIGHTS

- **Underserved Market:** Only two facilities within 5 miles (55,686 SF total), equating to 2.21 SF per capita
- **Strong Demographics:** \$90K+ median household income, and a projected population growth to support consistent demand
- **High Visibility Location:** Positioned on Route 9 with 13,588+ vehicles per day and strong accessibility.
- **Phased Development Strategy:** Phase I (445 units) followed by Phase II expansion (225 units), allowing for scaled growth and reduced upfront risk.

PROPERTY DETAILS

Parcel Number:	R35-1-3
Proposed RSF:	60,550—Phase I <u>26,950—Phase 2</u> 87,500
Proposed Units:	445—Phase I (225 climate units + 220 drive-up units) <u>225—(Phase 2) (7 climate controlled buildings)</u> 670
Acres:	16.48
Expansion Land:	Yes
Permitted:	Yes, fully permitted



Argus Self Storage Advisors and NAI Norwood Group have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.