

Self Storage Investment Opportunity



Research Drive Storage

50 Research Drive
Pueblo West, CO 81007

Presented by:

**BEN VESTAL, COLE CAROSELLA
& MATTHEW COX**

Argus Self Storage Advisors
303-317-6469 | bvestal@argus-realestate.com
720-909-8602 | cole@argus-realestate.com
720-909-8605 | matthew@argus-realestate.com

LIST PRICE: \$875,000

Existing Facility: \$750,000

Expansion Land - 1 Acre: \$125,000

**Seller is willing to sell properties together or separate*

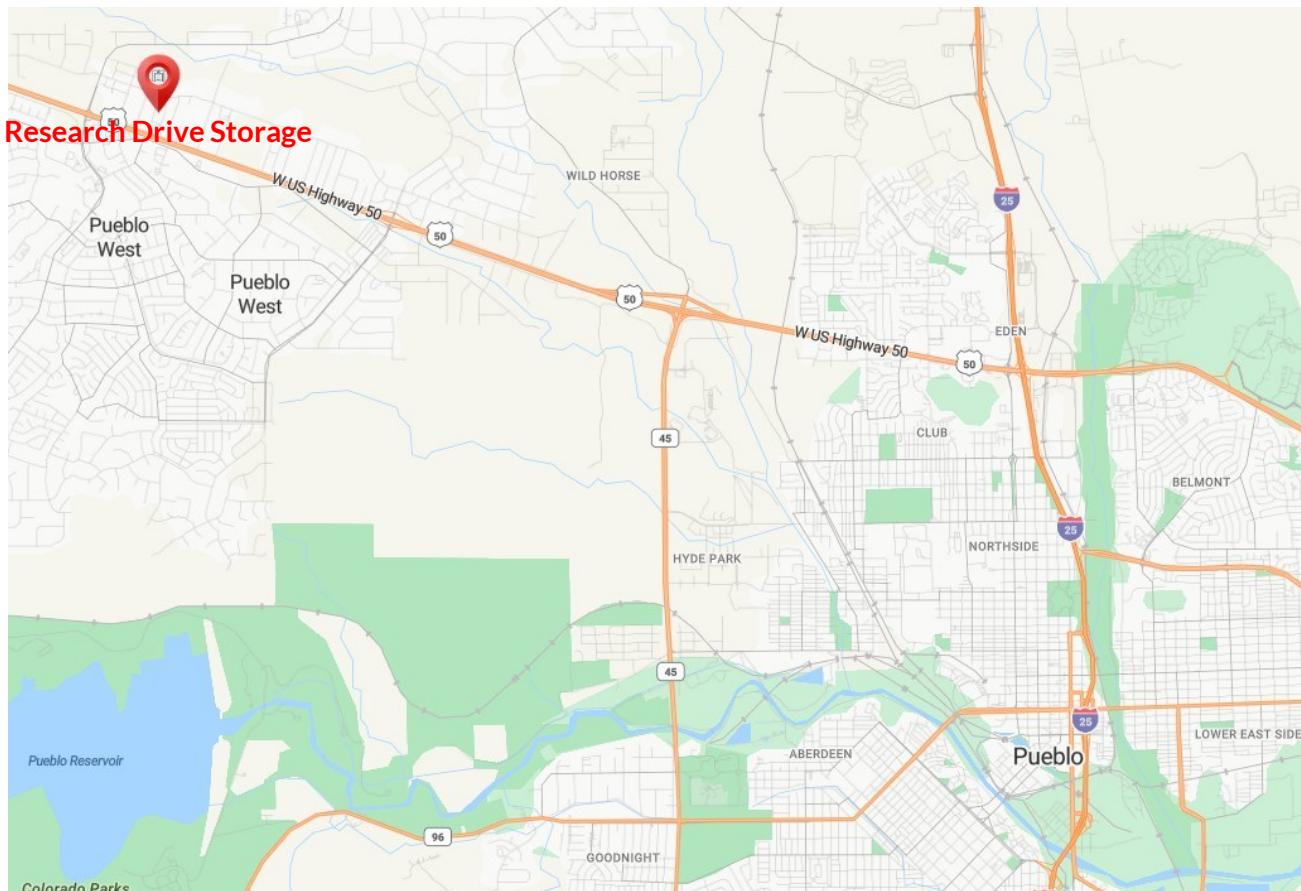
INVESTMENT HIGHLIGHTS

- Research Drive Storage is offered at \$750,000 for the operating facility, with an adjacent one acre parcel available for \$125,000, or \$875,000 for a combined acquisition. The structure gives buyers flexibility to pursue yield today with future optionality.
- The adjacent one acre parcel enhances the appeal for regional and institutional buyers seeking a satellite facility with long term flexibility for expansion, additional parking, or alternative income uses within the Pueblo West trade area.
- The property totals 16,820 rentable square feet across storage and parking. The facility includes 12,200 RSF of drive up storage across 60 units and 4,620 RSF of paved RV and boat parking across 20 units, creating diversified income streams rarely found at this scale.
- In place economic and physical occupancy are approximately 79%, providing immediate upside through lease up and improved revenue management.
- Average in place rents are approximately \$0.60 per square foot and remain below several nearby competitors, supporting clear rent growth potential under professional management.

PROPERTY DETAILS

Storage RSF:	12,200
Parking SF:	4,620
Storage Units:	60
Parking Units:	20
Physical Occ.	79%





Argus Self Storage Advisors have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.