

For Sale

Marshalltown Self Storage

38,850 SF



1101 Lincoln Way

Marshalltown, Iowa 50158

Property Highlights

- Offered At 6 Cap Based On Pro Forma
- Potential Value Add With Phase III
- Currently 38,850 SF On 4 Acres

Property Description

A modern, expanding self-storage facility offered at \$3,500,000, this property sits on a spacious 4.07-acre lot. The location benefits from strong local demographics, with an Average Household Income of \$89,029 within a 1-mile radius. The facility is a new-construction asset, with Phase I completed in July 2023, consisting of four non-climate controlled buildings and one climate-controlled building. Phase I was fully leased by the Summer of 2025. Phase II, comprising five non-climate controlled buildings, was completed in October 2025. The total size of the facility is 38,850 SF. Significant value-add potential exists with Phase III, which has site plan approval.

OFFERING SUMMARY

Sale Price	\$3,500,000
Lot Size	4.07 Acres
Building Size	38,850 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,813	\$89,029
2.5 Miles	26,626	\$85,659
5 Miles	29,186	\$86,552

VIEW PROPERTY VIDEO

For more information

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Additional Photos



For Sale

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38,850 SF | \$3,500,000

SELF STORAGE

MARSHALLTOWN, IOWA

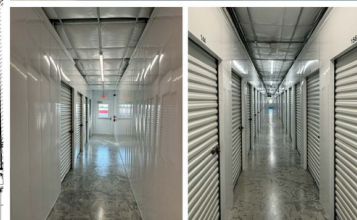
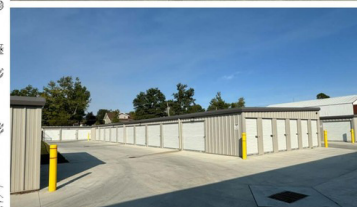
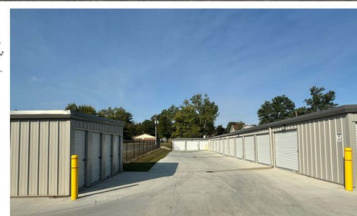
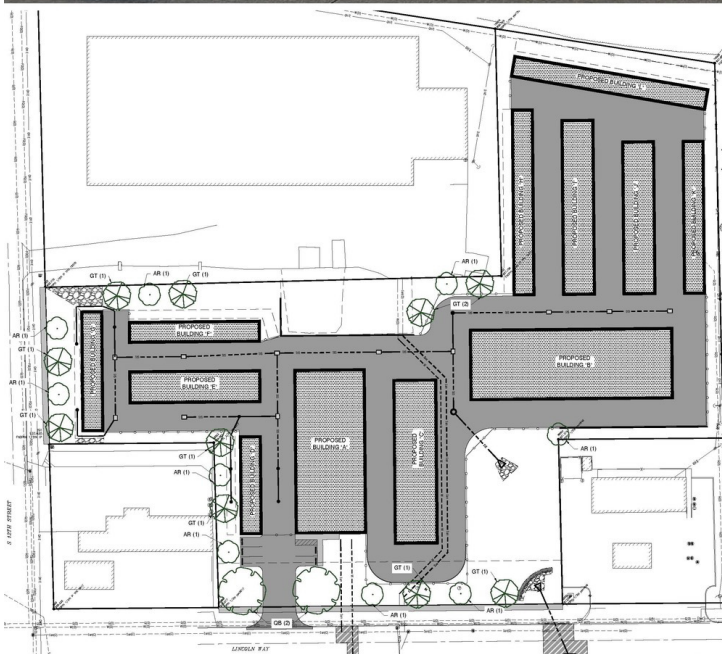
SIZE:
38,850 SF

LAND:
4.07 ACRES

PURCHASE DATE:
OCTOBER 2021

CONSTRUCTION START:
SEPTEMBER 2022

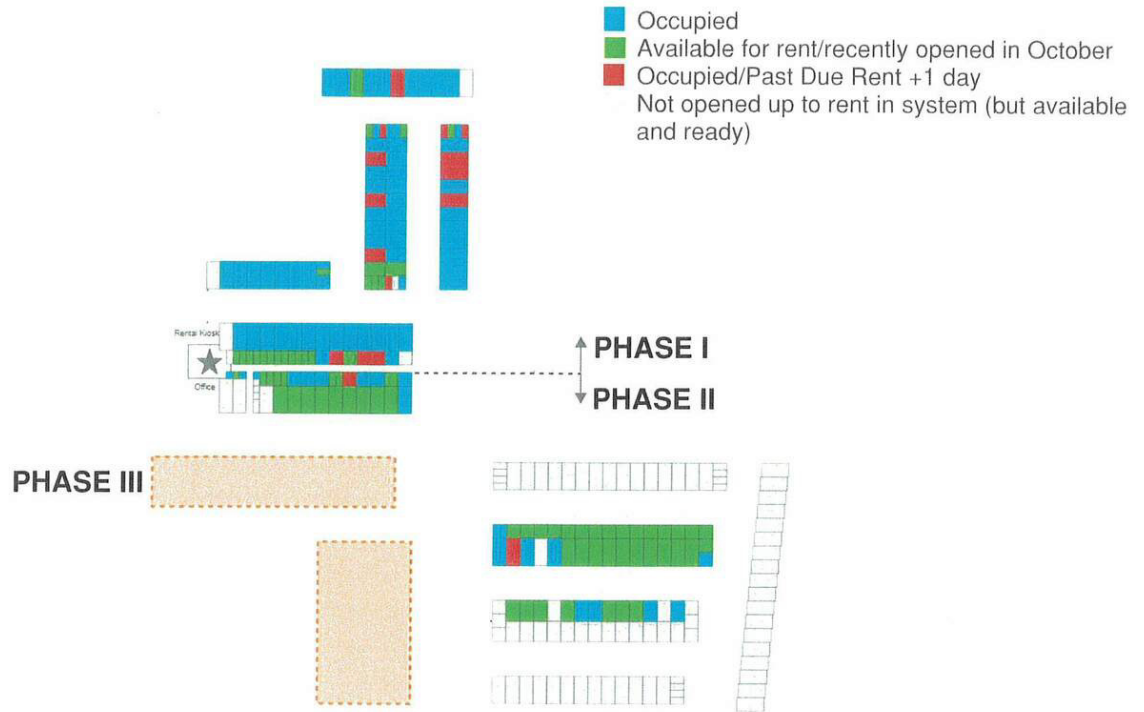
CONSTRUCTION COMPLETION:
PHASE 1 - JULY 2023 (19,750 SF)
PHASE 2 - IN CONSTRUCTION (19,100 SF)



For Sale

Development Phases

38,850 SF | \$3,500,000



DEVELOPMENT DETAILS

PHASE I: Completed in July of 2023. Consisted of 4 non climate controlled buildings and 1 climate controlled building. Phase I utilized a temporary fence to secure first phase while second phase was under construction. This limited part of the climate controlled building from being leased until Phase II was completed in the fall. Phase I was fully leased other than these units in the Summer of 2025.

PHASE II: Completed in October 2025. Consisted of 5 non climate controlled buildings.

PHASE III: Site plan approved for 2 over/under design buildings that can be climate controlled or non climate controlled buildings. One building is designed to be 12,800 SF and the other 23,800 SF if both floors are utilized. All drains for this phase are already installed and tied into retention pond with city approved storm water retention calculations.

TAX ABATEMENT: There is currently a 3 year tax abatement that goes into effect in 2026.

For Sale

Unit Mix

38,850 SF | \$3,500,000

# UNITS	WIDTH	LENGTH	SQFT	TYPE	ACCESS	DOOR	AMENITIES	RATE
7	5	5	25	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$75
19	5	10	50	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$85
1	10	5	50	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$85
15	10	10	100	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$100
7	10	20	200	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$150
18	10	20	200	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$160
2	10	25	250	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$235
32	5	10	50	Drive Up	Outdoor	Roll Up	drive up	\$75
26	10	10	100	Drive Up	Outdoor	Roll Up	drive up	\$90
46	10	15	150	Drive Up	Outdoor	Roll Up	drive up	\$100
90	10	20	200	Drive Up	Outdoor	Roll Up	drive up	\$120

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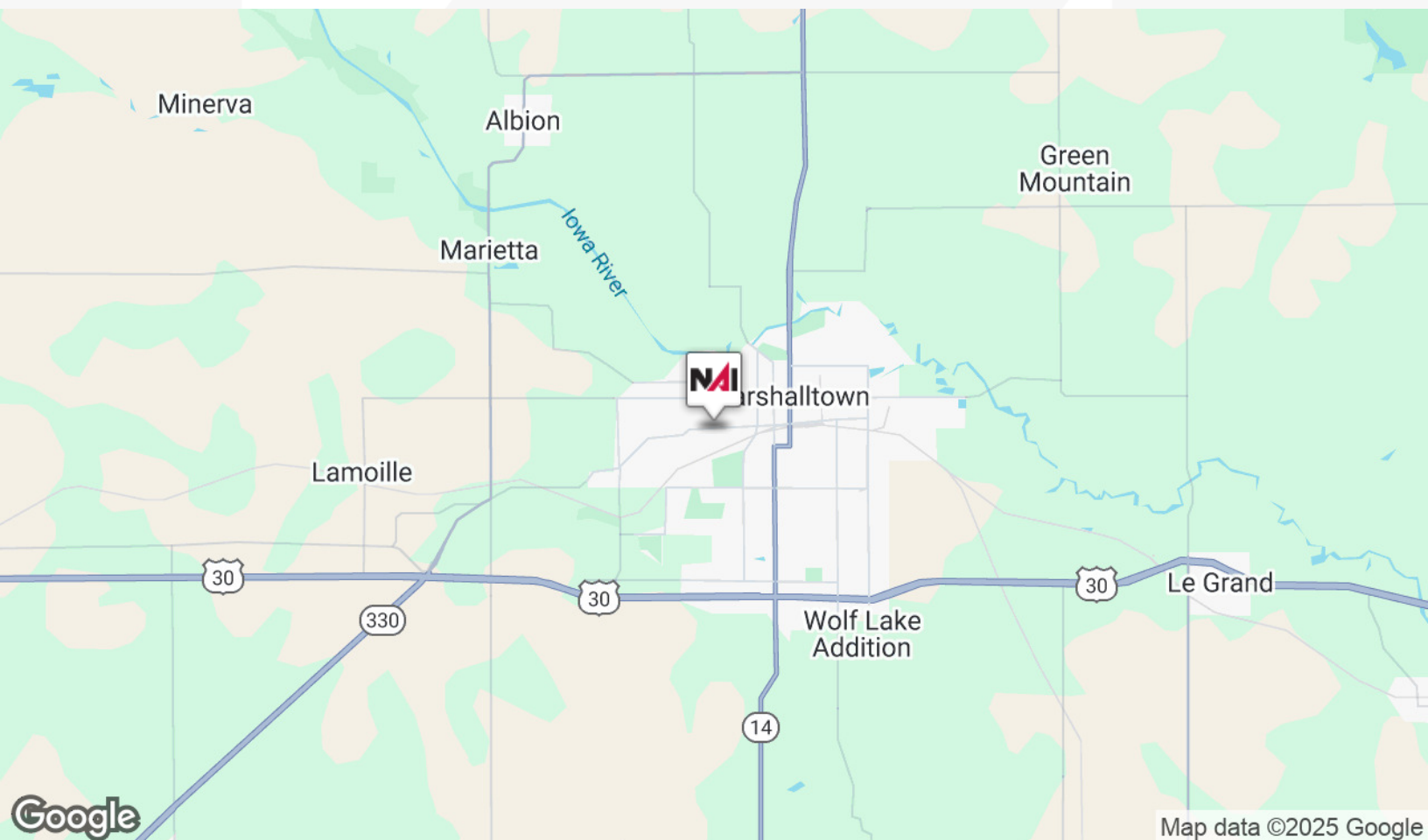
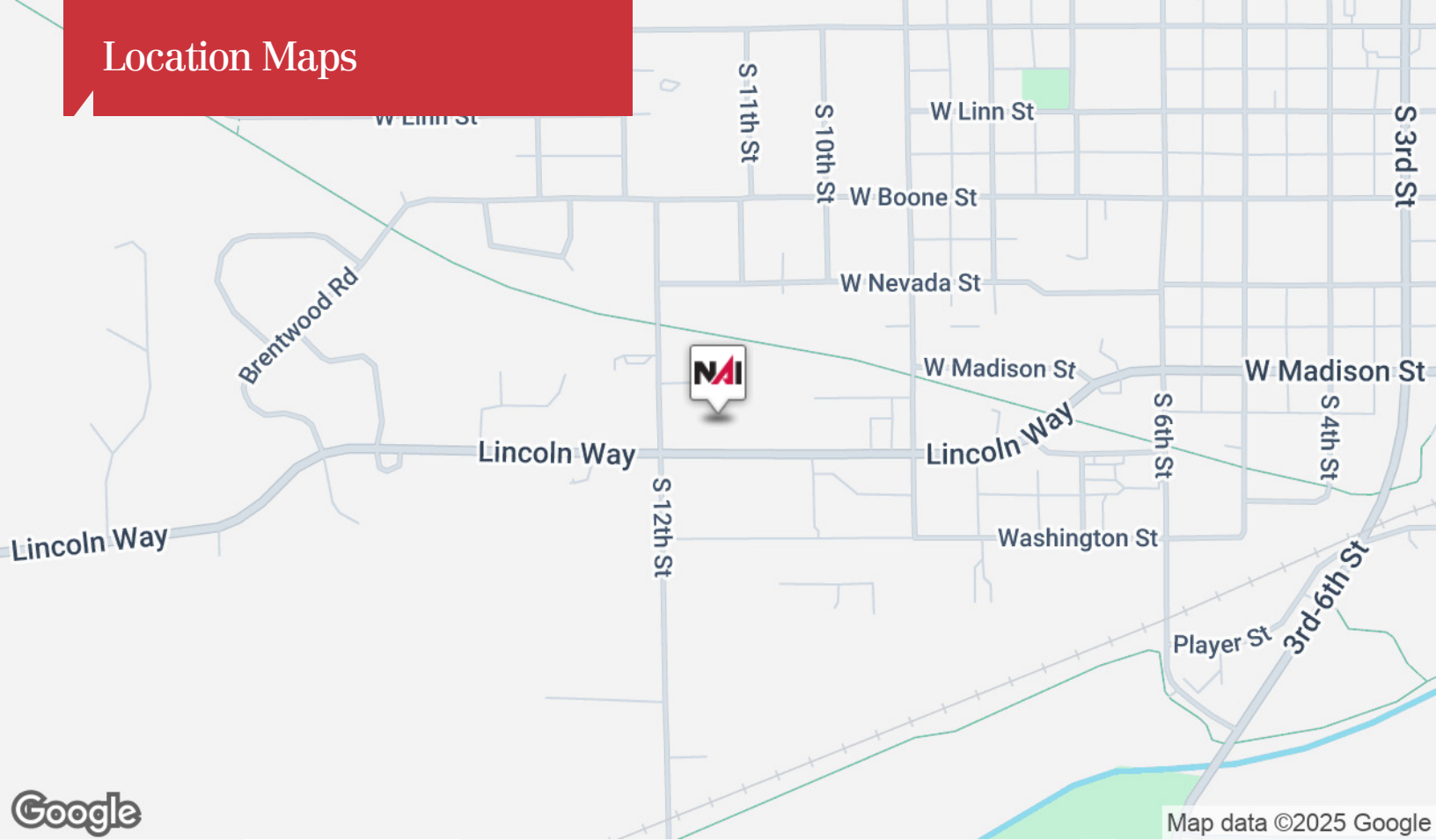
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Financial Summary

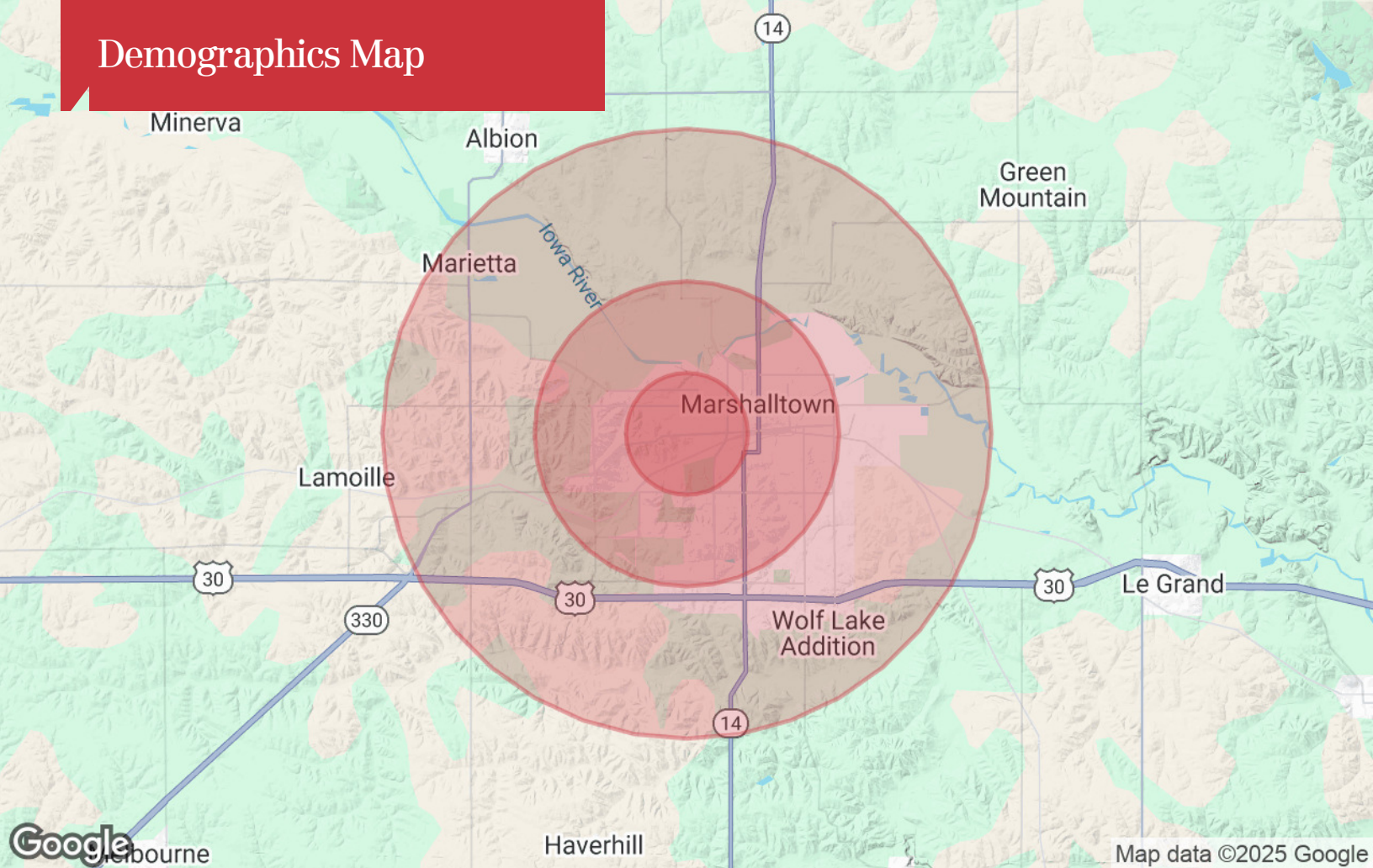
38,850 SF | \$3,500,000

Marshalltown Storage	Proforma	Actual
Gross Monthly Rent Potential	\$28,265	\$10,475
Gross Annual Rent Potential	\$339,180	\$125,700
Stabilized @ 90%	\$305,262	\$125,700
Operating Expenses (30%)	\$91,579	\$37,710
NOI	\$213,683	\$87,990

Location Maps



Demographics Map



Population

	1 Mile	2.5 Miles	5 Miles
TOTAL POPULATION	7,813	26,626	29,186
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	40	40	41

Households & Income

	1 Mile	2.5 Miles	5 Miles
TOTAL HOUSEHOLDS	2,874	9,961	10,952
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$89,029	\$85,659	\$86,552
AVERAGE HOUSE VALUE	\$140,298	\$145,228	\$150,911

* Demographic data derived from 2020 ACS - US Census