

## Available Self Storage Opportunity with Approved Plans for Expansion

- Existing well built Self Storage Facility with approvals and the necessary improvements for expansion for two additional buildings.
- Located just off an interchange of Rt. 422 in close proximity to the local Hospital and to downtown Pottstown.
- Surrounding area around Pottstown has experienced considerable population growth and retail expansion.
- In its first year this facility has had rapid lease up and it is well positioned for continued upside potential.



**Asking Price: \$ 4,675,000**

This information has been obtained from sources deemed reliable, however, Supnick Real Estate Company does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently verify and confirm the accuracy and completeness of the information contained in this document.

## **CONFIDENTIAL OFFERING MEMORANDUM**

**ChesMont Storage**  
**1500 Industrial Highway**  
**Pottstown, PA 19464**

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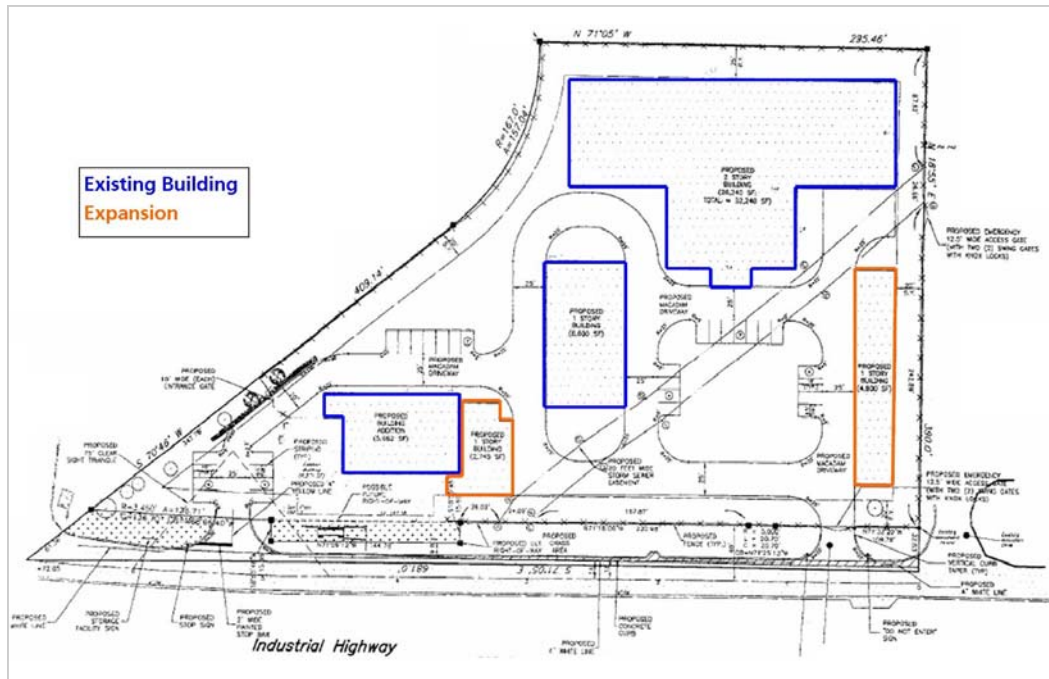
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# ChesMont Storage, Pottstown, PA

## Property Details

<u>Location:</u>	1500 Industrial Highway Lower Pottsgrove Township Montgomery County, PA
<u>Land Area:</u>	4 Acres
<u>Gross Building Area (Phase 1):</u>	64,500 SF
<u>Phase 2 Expansion:</u>	8,500 in 2 single story buildings
<u>Net Rentable Self Storage</u>	
Phase 1:	+/- 45,600 SF
Phase 1 + 2:	+/- 54,000 SF
<u># of Units in Phase 1:</u>	258 Non-Climate 113 Climate Control 45 Outdoor Spaces



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## Location Maps

