



America's Premier Self Storage Brokers



Chester Heights Storage 15 Stoney Bank Road Glen Mills, PA 19342

Listing Broker:

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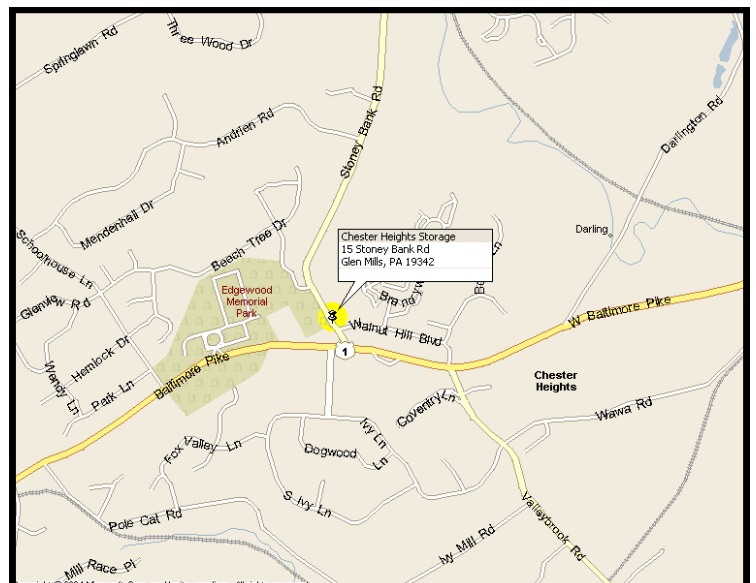
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Chester Heights Storage is a Class "A" premium high profile facility with an excellent location. It is located on the east side of Stoney Bank Road adjacent to Walnut Hill Boulevard in Chester Heights Borough, Delaware County, Pennsylvania. It is within a few hundred feet of Route 1 (Baltimore Pike). The facility is being constructed in two phases. Phase 1 is comprised of two, two-story storage buildings as well as a business office unit and an apartment unit. Phase 1 will open in the spring of 2010. Phase 2 will be comprised of one two-story and one one-story storage buildings. All units in the facility will have access at grade level. The facility will total 99,700 gross square feet with 81,175 rentable square feet. Approximately 54,400 rentable square feet will be dedicated to climate controlled with the remaining 26,775 rentable square feet non climate controlled.

SALIENT DATA

Price:	\$6,250,000
Proposed Units:	729 Phase I & II
Climate Control Units:	549 Phase I & II
Manager Apartment & Office:	Yes
Proposed Building Area:	99,700 SF
Rentable Square Feet:	81,175 SF 41,960 SF Phase I 39,215 SF Phase II
Year of Facility Opening:	2010
Total Land Area:	5.2 Acres



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.