



SELF STORAGE SALES NETWORK

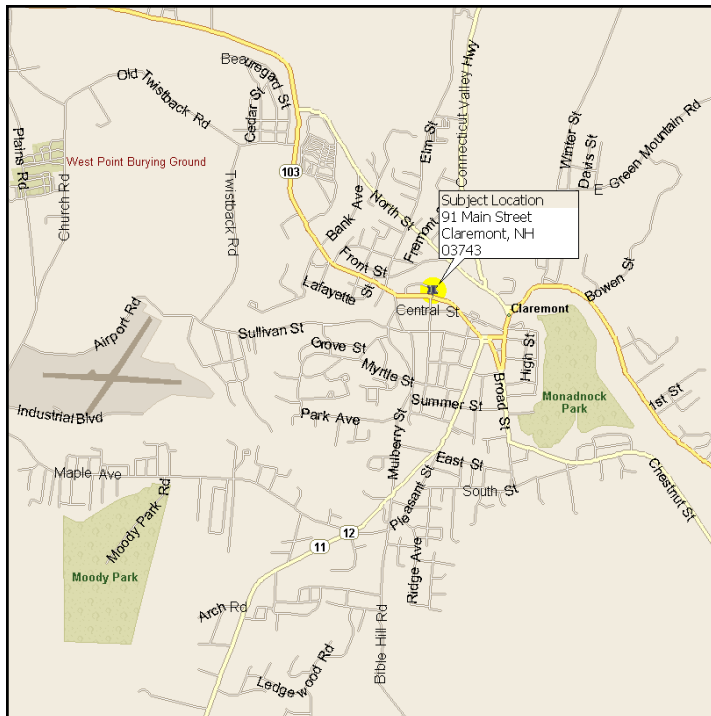
Self Storage Investment Offering

\$2,350,000

Twin States Leasing and Storage

91 Main Street

Claremont, NH 03743

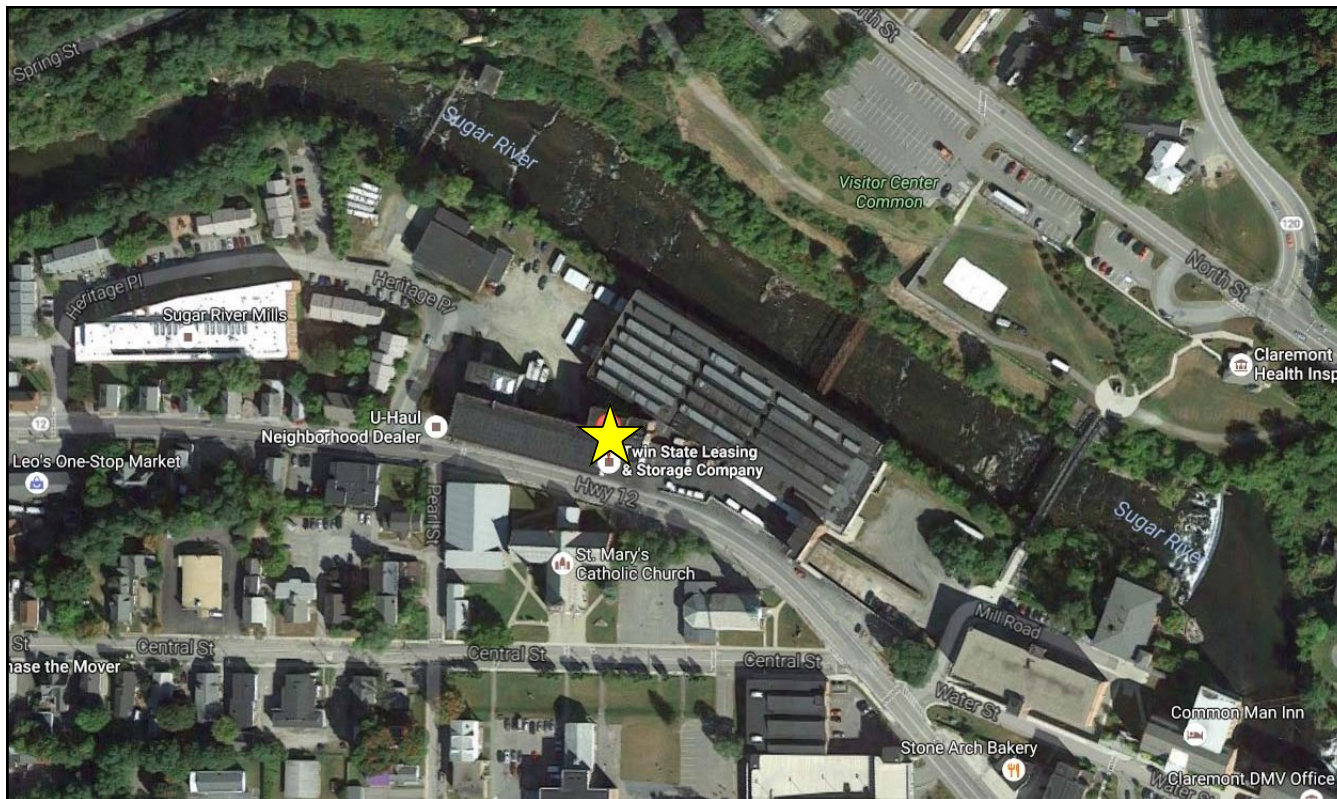
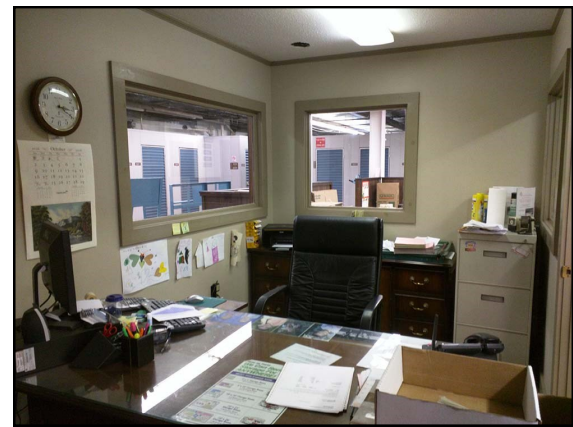


Total Units	350 storage units + 83 movable containers
Total Square Feet	112,000
Rentable Square Feet	82,017
Land Area	1.2+/-
Unit Occupancy	90.2% (storage); 88% (containers)

- Only climate controlled self-storage facility in downtown Claremont, NH.
- Room for expansion in both increased occupancy and floor area.
- Additional rental income from the rental of office space, U-Boxes and U-Haul trucks.
- Self-storage is on 3 floors with direct access from ground level on 2 of those floors.
- Floors 1 and 5 have commercial tenants.



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