ARGUS

SELF STORAGE SALES NETWORK

SELF STORAGE
PORTFOLIO OPPORTUNITY

New Jersey
3-Property Portfolio

Sparta, NJ

Linda Cinelli, CCIM
LC Realty
908-722-5661
Linda@LCRealtyUSA.com

LC REALTY

OFFERING PRICE:

$7,450,000 Sparta Facilities

$400,000 Hardyston Facility

INVESTMENT HIGHLIGHTS

Bins & Bays Self Storage Center—Sparta

- 3 buildings with drive-up, non-climate controlled units
- Vehicle and RV/Boat parking
- 20 on-site parking spaces

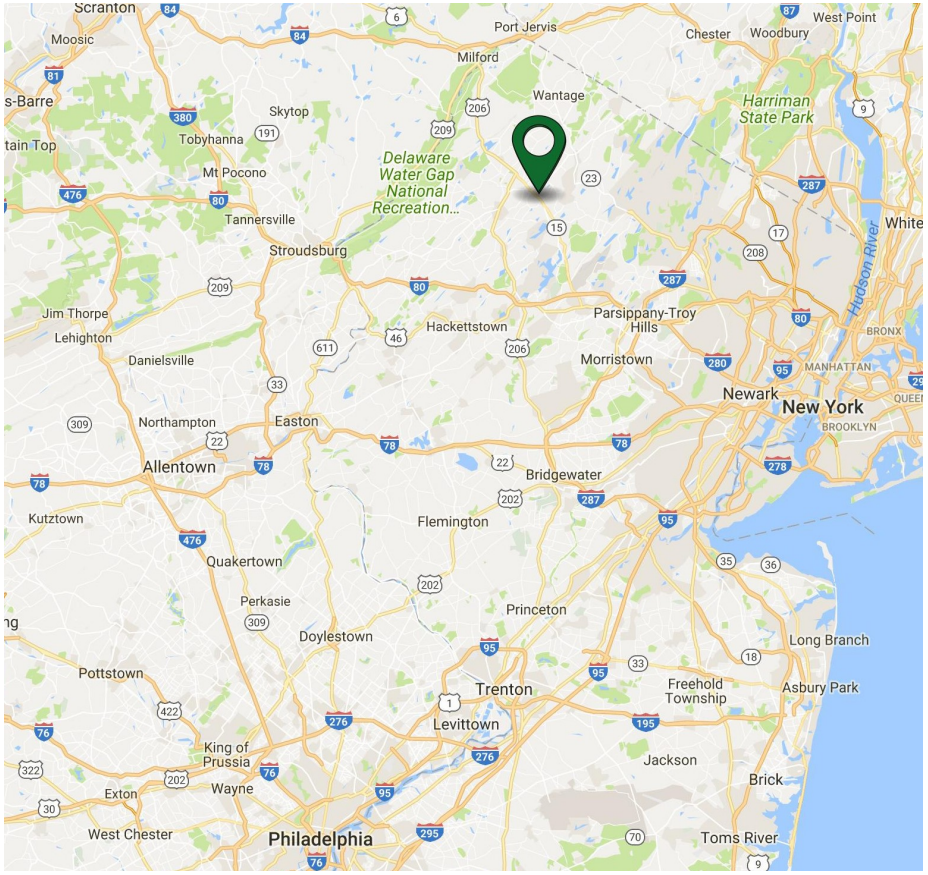
Super Self Storage Center– Sparta

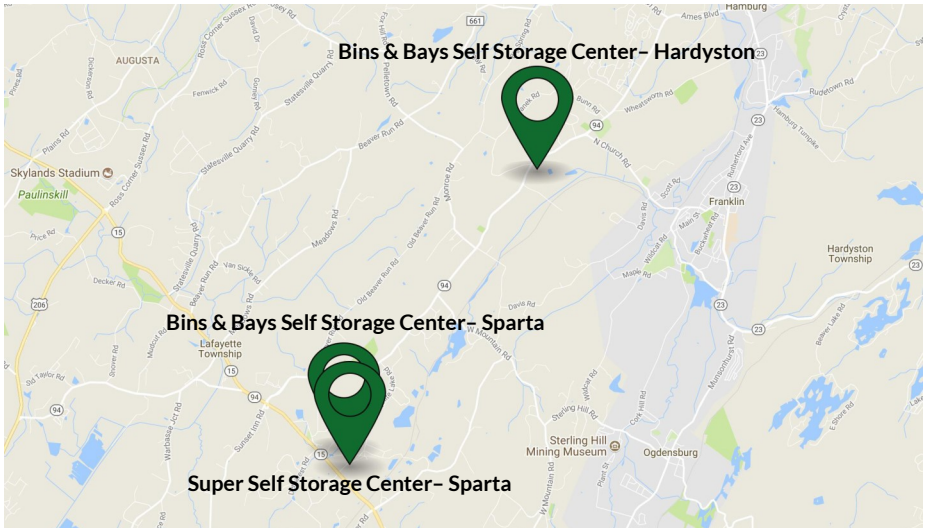
- Approvals pending for additional 45 parking spaces
- Expansion approved for 8,550 NRSF
- Mix of drive-up, non-climate controlled units and climate controlled units
- Adjacent to new commercial and residential development

Bins & Bays Self Storage Center– Hardyston

- 60 drive-up units (includes office)
- 5,760 NRSF / 5,760 GSF
- 3.93 Acres
- Security gate with 24 hour access
- Located on a heavily traveled road

Name	Address	City	Acres	RSF	GSF	Units
Bins & Bays Storage Center	32 White Lake Road	Sparta	3.53	15,800	21,800	117
Super Self Storage Center	19 White Lake Rd	Sparta	2.58	35,475	48,000	365
Bins & Bays Storage Center	3210 Route 94	Hardyston	3.93	5,760	5,760	60
	Portfolio Total		**10.04**	**57,035**	**75,560**	**542**





The Argus Self Storage Sales Network and LC Realty have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.