



Listing Broker:

**MIDCOAST PROPERTIES, INC.**

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## PINNACLE STORAGE AIR STATION

1121 OLD MAPLEHURST RD  
JACKSONVILLE, NC 28540

## INVESTMENT OPPORTUNITY

### Expansion Capability



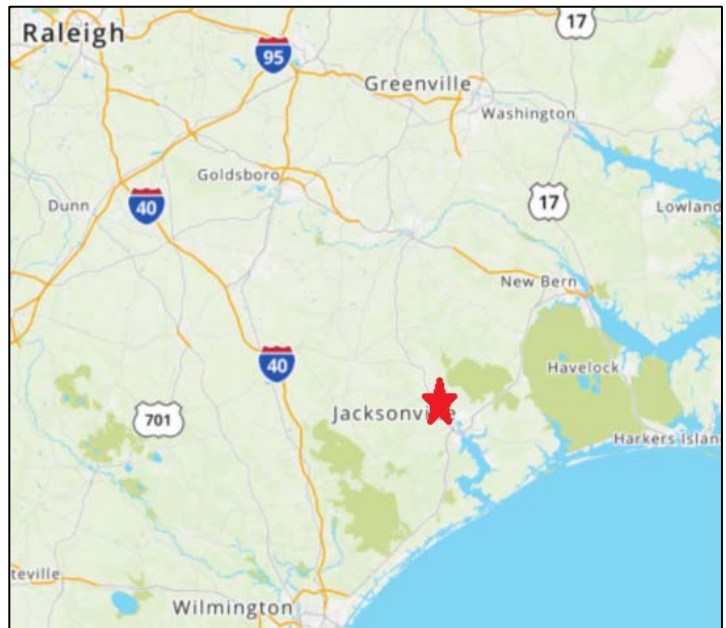
- Traditional and Climate Self Storage Units
- Well-Lit, Fenced, Digital Gate Entry
- Office with Moving Supplies
- **Across the street from main entrance of New River Air Station**
- 10 +/- Acres - Opportunity for Onsite Expansion

### SALIENT DATA

<b>Price:</b>	\$6,185,000
<b>Total Self Storage Units:</b>	349
<b>Total Climate Units:</b>	232
<b>Rentable Square Feet:</b>	40,015 +/- (Per Software Reports)
<b>Total Land Area:</b>	10.5 +/- acres

### INCOME AND EXPENSES

	Projected At Stabilization (Existing)
Effective Gross Income	\$702,033
Total Operating Expenses	\$237,276
<b>Net Operating Income</b>	<b>\$464,757</b>



This information has been obtained from third parties and we 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.