

BOILING SPRINGS STORAGE

1909 Boiling Springs Rd | Boiling Springs, SC 29316



\$ \$5,869,500 (\$105/NRSF)

PROPERTY HIGHLIGHTS

- 8.913 Acre site with frontage and access from Highway 9 and 4th Street
- Located at prominent corner fronted by McDonalds
- Boiling Springs Road (Highway 9) 2019 SCDOT traffic count: 30,800 VPD
- Located in Boiling Springs, the fastest growing zip code in Spartanburg County



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UNIT MIX

Size	SF	Type	Units	SF
5 x 5	25	CC	14	350
5 x 10	50	NCC	8	400
5 x 10	50	CC	58	2,900
7.5 x 10	75	CC	10	750
10 x 10	100	NCC	51	5,100
10 x 10	100	CC	127	12,700
10 x 15	150	NCC	32	4,800
10 x 15	150	CC	72	10,800
10 x 20	200	NCC	17	3,400
10 x 20	200	CC	33	6,600
10 x 30	300	NCC	15	4,500
10 x 30	300	CC	12	3,600
			449	55,900

► 2020 Net Rentals:

January	13
February	15
March	23
April	25
May	37
June	37
July	43

[Facility opened January 2020]



UNIT BREAKDOWN

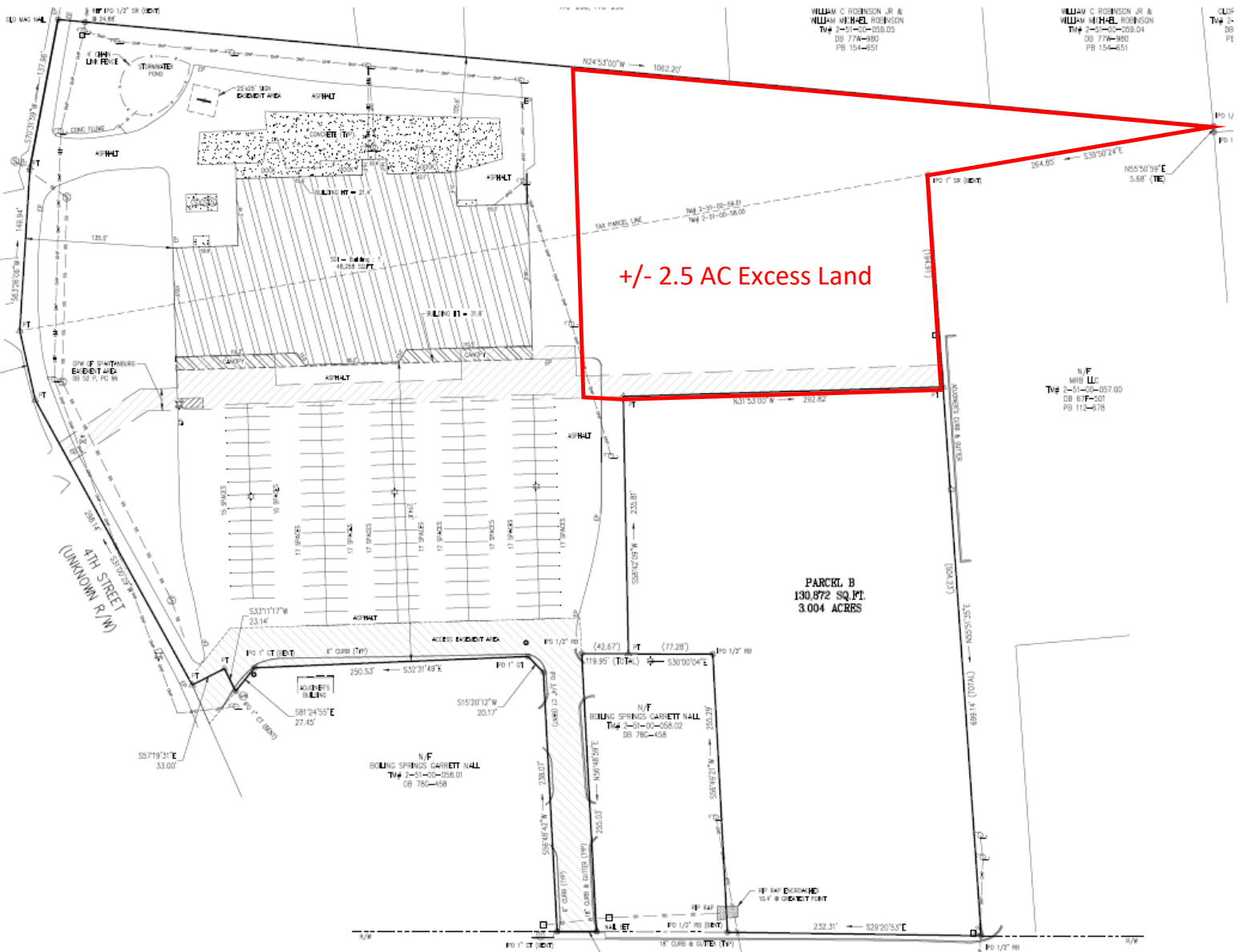
- **Gross SF:** 65,000 SF
- **Total Net SF:** 55,900 SF
- **Non-Climate SF:** 18,200 SF
- **Climate SF:** 37,000 SF
- **Average Unit Size:** 124.5 SF
- **Total CC Units:** 326
- **Avg CC Unit Size:** 115.6
- **Total NCC Units:** 123
- **Avg NCC Unit Size:** 148.0
- **% CC SF:** 67.4%
- **% CC Units:** 72.6%
- **Current Occupancy:** 47%



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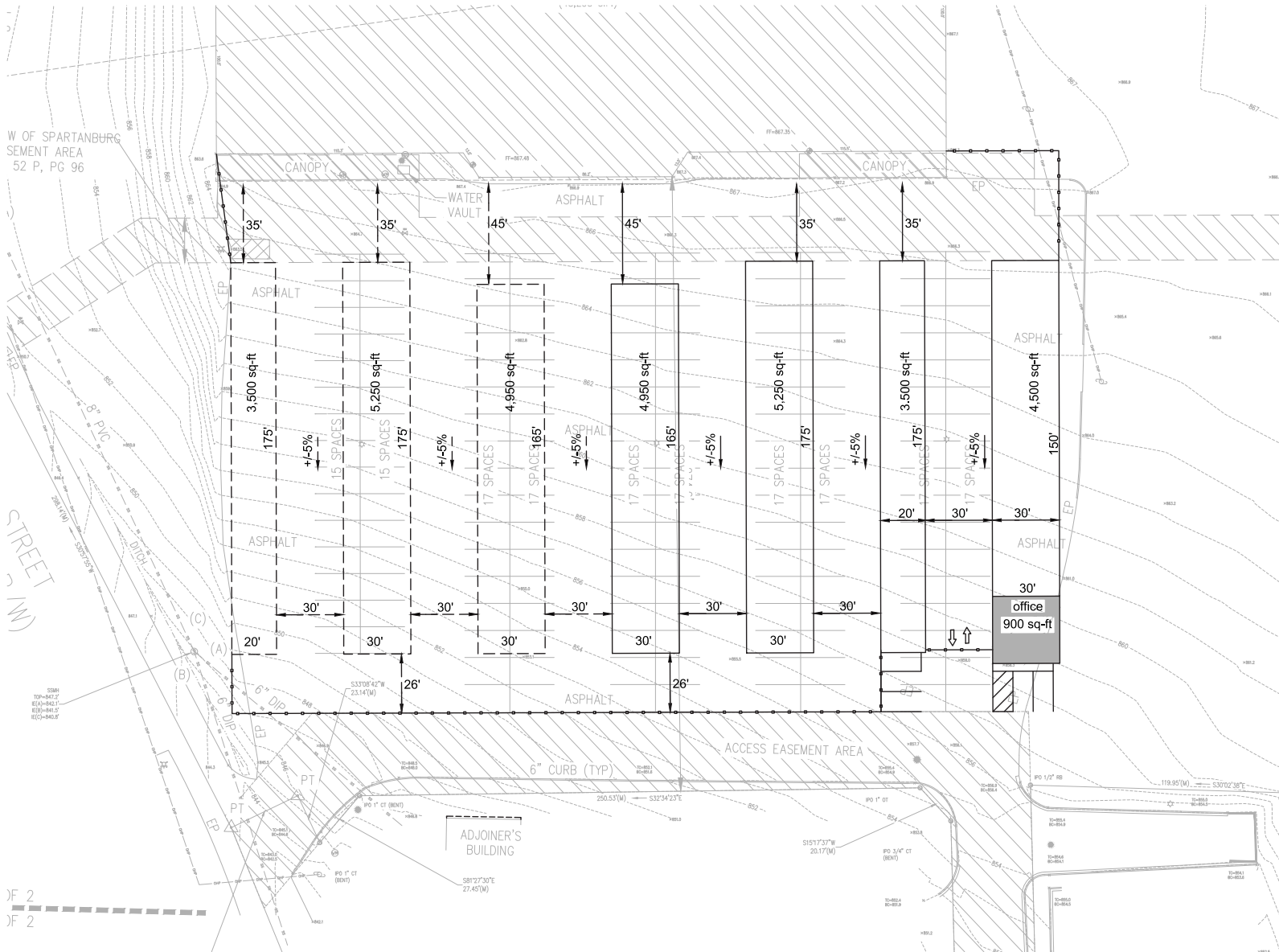
➤ Approximately 2.5 AC of excess land included



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➤ 3 additional buildings permitted (4,950 SF; 5,250 SF; 3,500 SF)



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