Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Storelocal Storage

947 US-6
Iowa City, IA 52240

Presented by:

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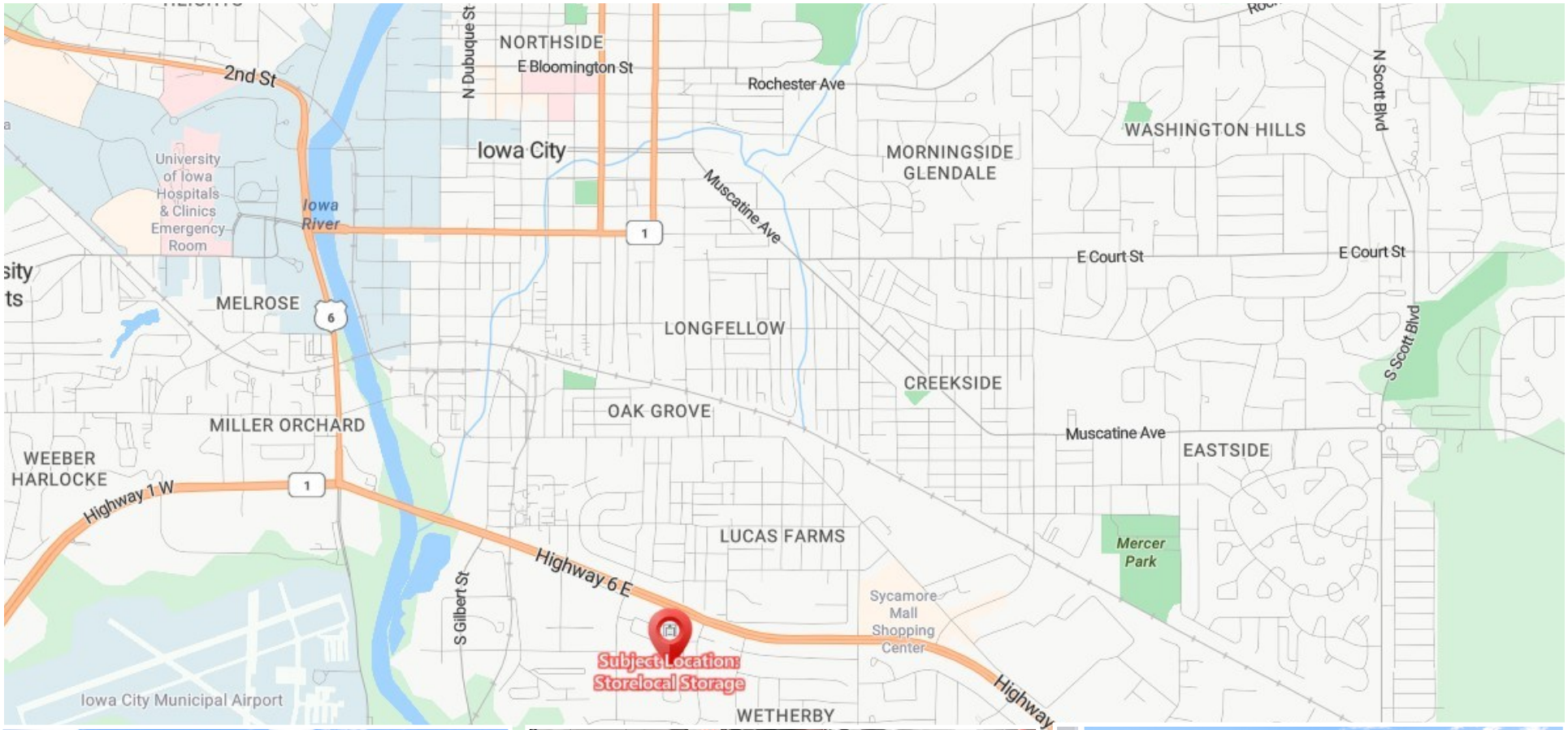
LIST PRICE: Market Bid - Offers Due: May 20, 2026

INVESTMENT HIGHLIGHTS

- **Institutional-Quality Climate Asset:** Approximately 47,469 rentable square feet across 590 interior climate-controlled units within a modern two-story facility designed for operational efficiency and tenant experience.
- **Advanced Security & Smart Technology:** Equipped with Noke Smart Entry locks, 24-hour video surveillance, keypad access, humidity protection, and timed LED lighting to enhance tenant experience and streamline operations.
- **Drive-In Access for Year-Round Use:** Two 14-foot drive-in bay doors provide easy, weather-protected loading and unloading, supporting customer convenience in all seasons.
- **Highly Accessible Infill Location:** Just off US Highway 6 with strong visibility and proximity to dense residential neighborhoods and established retail corridors, supporting a diverse and consistent demand base.

PROPERTY DETAILS

Storage RSF	47,469
Total Units:	590
Acreage:	3 +/-
Year Built:	Converted in 2022



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