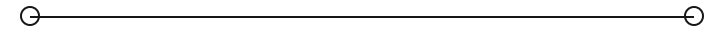


LEASE

Southway Luxury Storage | 1,400–2,240 SF Units

25 RIVERDALE RD

Ozark, MO 65721



PRESENTED BY:

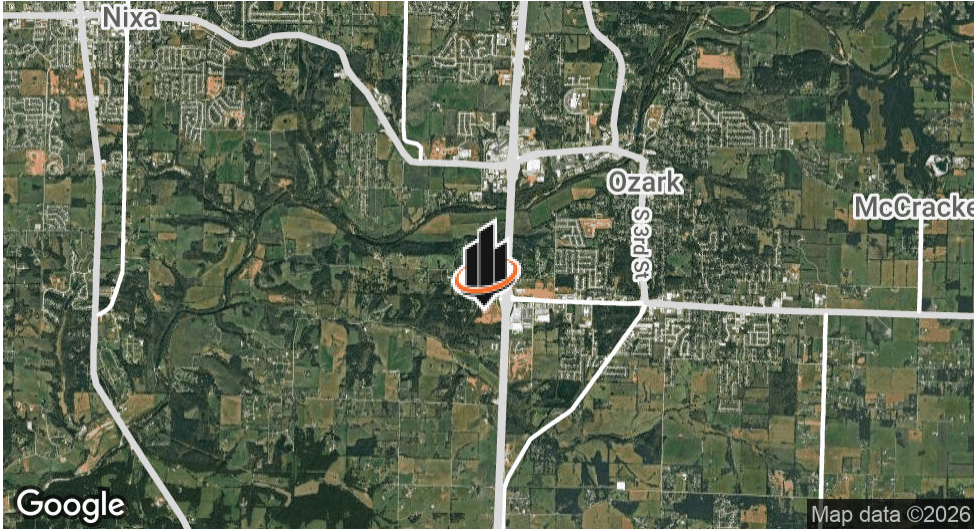
JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,300 - 2,000 per month (Full Service)
AVAILABLE SF:	1,400 - 2,240 SF
POWER:	50-AMP Service
CEILING HEIGHT:	18'
ZONING:	OM
DRIVE-IN DOORS:	26
AVAILABLE SPACES:	21

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PROPERTY HIGHLIGHTS

- 21 new-construction Luxury Storage Units
- 28' x 50' (14,00 SF) and 28' x 80' (2,240 SF) layouts
- 18' clear ceilings
- 14' x 14' automatic overhead doors
- Temperature-controlled and heated options available
- Drive-through access available in Building H
- 50-AMP power + multiple 120-volt outlets
- Interior LED lighting
- High-speed Wi-Fi
- Wide drive aisles

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 - 2,240 SF	LEASE RATE:	\$1,300 - \$2,000 per month

AVAILABLE SPACES
SUITE

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building G: Temperature-Controlled Luxury Storage	Available	1,400 SF	Full Service	\$1,600 per month
Building L: Luxury Storage	Available	1,400 SF	Full Service	\$1,300 per month
Building H: Drive-Through Luxury Storage	Available	2,240 SF	Full Service	\$2,000 per month

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PROPERTY DESCRIPTION

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Southway Luxury Storage offers new-construction 1,400 SF and 2,240 SF units at 25 Riverdale Road in Ozark, Missouri, conveniently located near Highway 65 and Highway F.

Designed for contractors, service businesses, and companies that need secure, functional space for vehicles, trailers, tools, equipment, materials, and inventory.

Building G includes eight temperature-controlled Luxury Storage Units measuring 28' × 50' and totaling 1,400 SF each. These units are offered at \$1,600 per month.

Building L includes eight 28' × 50' Luxury Storage Units totaling 1,400 SF each, with a large industrial ceiling fan in each unit, offered at \$1,300 per month.

Building H includes five oversized 28' × 80' Luxury Storage Units totaling 2,240 SF each. These units feature heat, two 14' × 14' automatic overhead doors, a large industrial ceiling fan, and convenient drive-through access for \$2,000 per month.

All Luxury Storage Units feature 18' clear ceilings, 14' × 14' automatic overhead doors, 50-AMP power, multiple 120-volt outlets, interior LED lighting, high-speed Wi-Fi, and wide drive aisles for easier maneuvering of trucks, trailers, vehicles, and equipment. Southway Storage is a clean, secure, professionally managed property with secure gated access, full-perimeter fencing, 24/7 security cameras, on-site management, easy-access facility restrooms, an on-site RV dump station, online bill pay, and a clean, well-lit property. Simple monthly pricing makes it easy to understand the cost of your space, with no separate NNN or utility charges.

Pre-Leasing & Showings: For pre-leasing information, property showings, or leasing questions, contact Southway Storage directly at 417-763-7920.

Broker/Agent Referral Fee: A \$300 referral fee will be paid to licensed real estate brokers or agents for each referred tenant who executes a lease and completes move-in.

LOCATION DESCRIPTION

Conveniently located near Highway 65 and Highway F in Ozark, Missouri.

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ADDITIONAL PHOTOS



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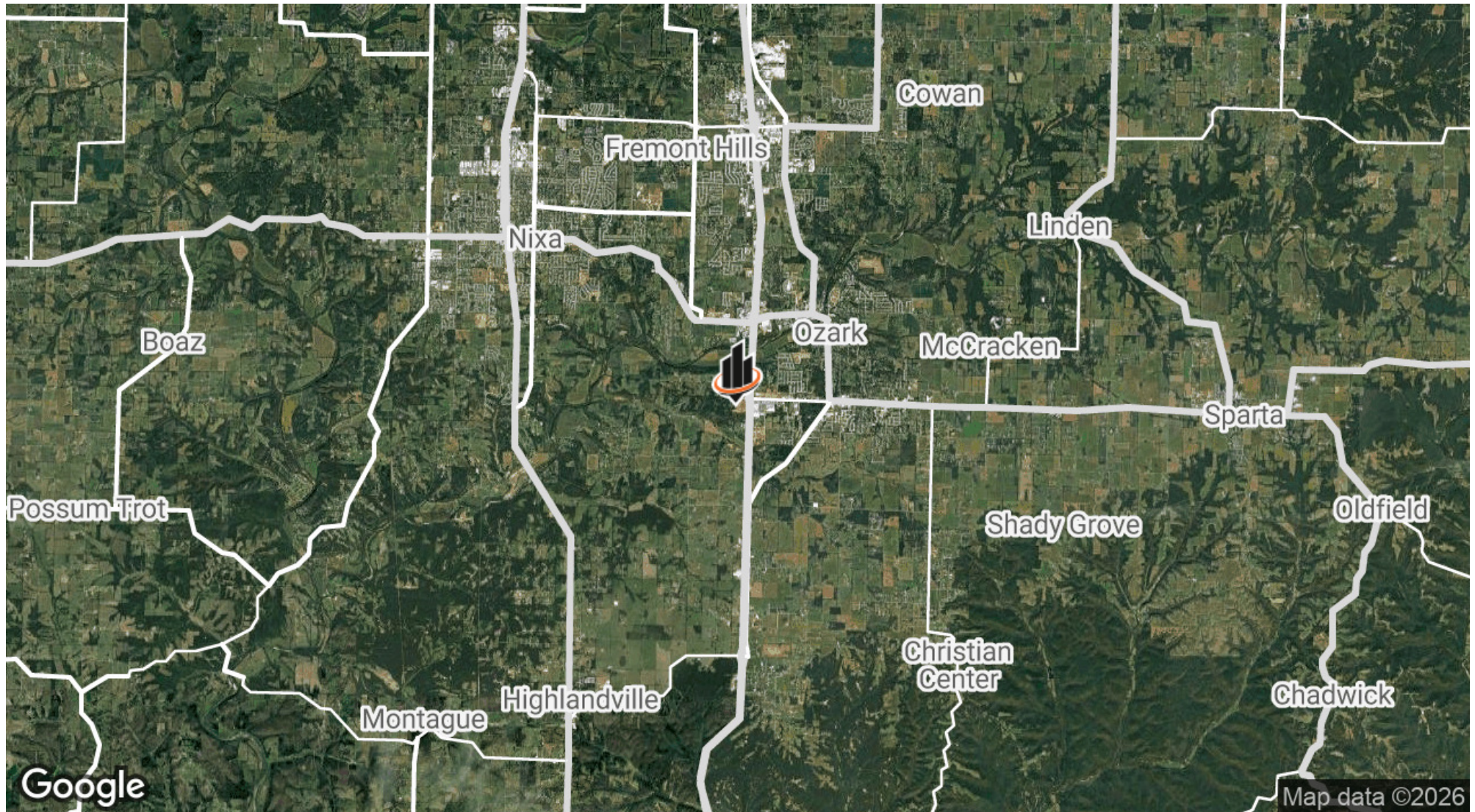


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LOCATION MAP



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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