

114 Hidden Hill Rd, Spartanburg, SC 29301

Value-Add Self-Storage Facility — 45 Units

Asking Price	\$489,000	Building Size	4,080 SF
Property Type	Self-Storage	Lot Size	1.08 Acres
Year Built	1978	Parcel #	6-2113-11300

Investment Overview

Crexi is pleased to present 114 Hidden Hill Rd, a 45-unit self-storage facility in Spartanburg, SC, offered as a value-add opportunity for an investor or operator looking to reposition an established storage asset. The property sits on 1.08 acres and features a mix of walk-in storage units and drive-up bays with roll-up doors, suited to both household and vehicle/trailer/boat storage tenants.

Built in 1978, the facility offers immediate upside through occupancy stabilization, unit-mix optimization, rental rate increases to market, and light capital improvements (paving, signage, fencing, and unit door repairs). The property benefits from a wooded natural buffer along the rear and side property lines and is fenced for security.

This is an opportunity to acquire a self-storage facility at a basis well below replacement cost, with a clear path to increased NOI through hands-on management.

Property Highlights

- 45 total storage units across two building configurations — block/masonry walk-in units and metal drive-up bays with roll-up doors
- 4,080 SF of building improvements on a 1.08-acre site
- Drive-up units accommodate vehicles, boats, trailers, and oversized items — a rent premium category versus standard walk-in units
- Fenced perimeter with wooded buffer along rear/side lot lines for added privacy and security
- On-site lighting (pole-mounted fixtures) for after-hours access and security
- Value-add opportunity: upside through occupancy lease-up, rate increases, and capital improvements
- Below replacement-cost basis for new construction of comparable self-storage
- Spartanburg County location with access to regional population growth along the I-85 corridor

Property Specifications

Address	114 Hidden Hill Rd, Spartanburg, SC 29301
Total Units	45
Building Size	4,080 SF

Lot Size	1.08 Acres
Year Built	1978
Parcel #	6-2113-11300
Unit Mix	Walk-in (block/masonry) and drive-up (metal, roll-up door) units
Asking Price	\$489,000