

Self Storage Investment Opportunity



Abundant Storage

310 Cunningham Rd.
Mesilla Park, NM 88047

Presented by:

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LIST PRICE: \$2,200,000—Proposed Owner Financing

INVESTMENT HIGHLIGHTS

- Located in Mesilla Park, NM, Doña Ana County
- Excellent road frontage on S. Main Street with access to I-10
- ~2 miles from New Mexico State University
- Metal buildings, storage containers and RV storage
- 24-hour access, electronic gate/security cameras, and on-site management
- Excess land for expansion

PROPERTY DETAILS

Storage NRSF:	15,420
Parking SF:	19,200
Storage Units:	148
Parking Units:	64
Acres:	3.14
Built:	2017
Physical Occ.:	80%
Expansion Land:	Yes—2 acres



LIVINGSTON
BROKERAGE LLC