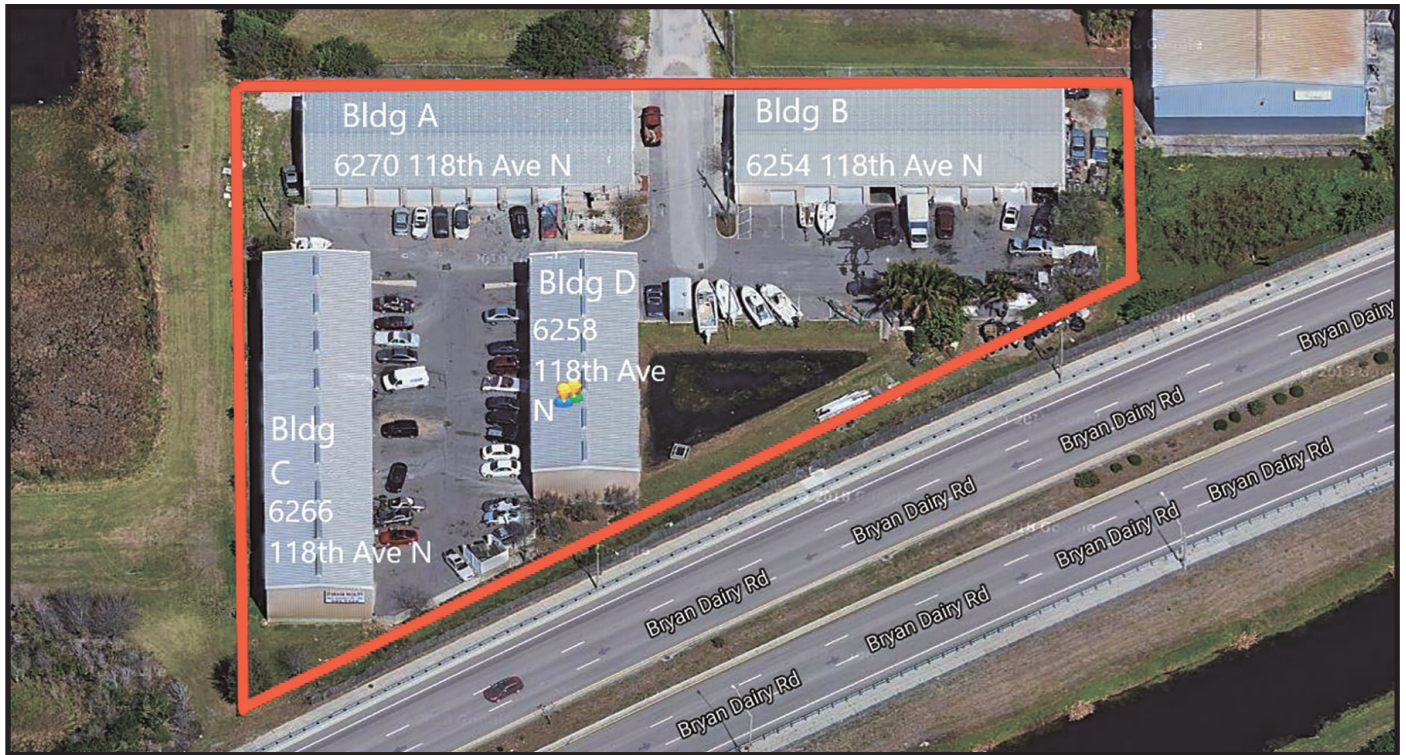


FOR SALE

AARONS SELF STORAGE/WORKSHOP/WAREHOUSE INVESTMENT PROPERTY

6270, 6254, 6258, 6266 118th Ave N Pinellas Park, FL 33773

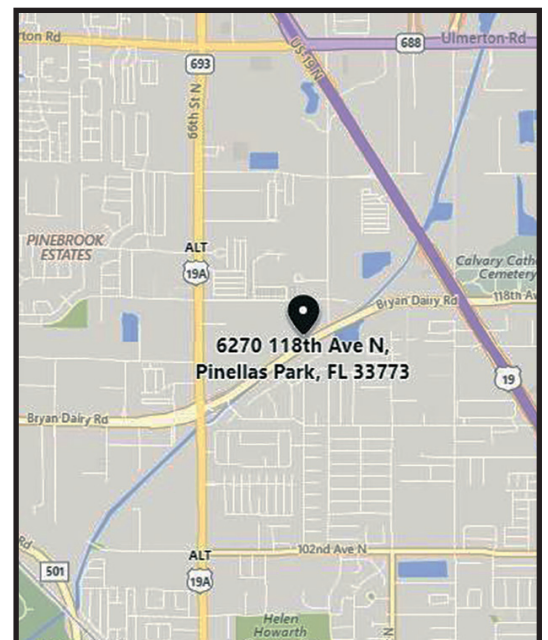


FEATURES

- » 100% Leased Multi-Tenant Self Storage/ Workshop/Warehouse Investment Property consisting of 4 buildings with 42 individual units for lease
- » Parcel is 1.73 acres
- » The 4 Buildings consist of 23,980/SF of total leasable space
- » Unit sizes range from 96/SF to as large as 1,600/SF
- » All units are leased on a month to month basis
- » Ceiling Heights range from 12' to 16'
- » Grade Level doors on all units 6270-6254 have 10' x 12' roll up doors and 6258-6266 have 14' x 16' roll up doors
- » Property is Located in Flood Zone AE
- » 6270 "Building A" was built in 1980, 6254 "Building B" was built in 1993, 6266 "Building C" was built in 2008 and 6258 "Building D" was built in 2009
- » Property is zoned M-1 "Light Industrial" City of Pinellas Park

ASKING PRICE

- » Available For Sale For \$2,100,000
- » 7.2% Cap Rate



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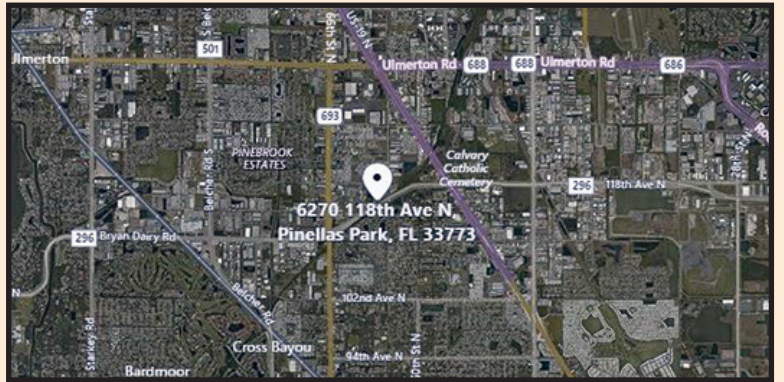
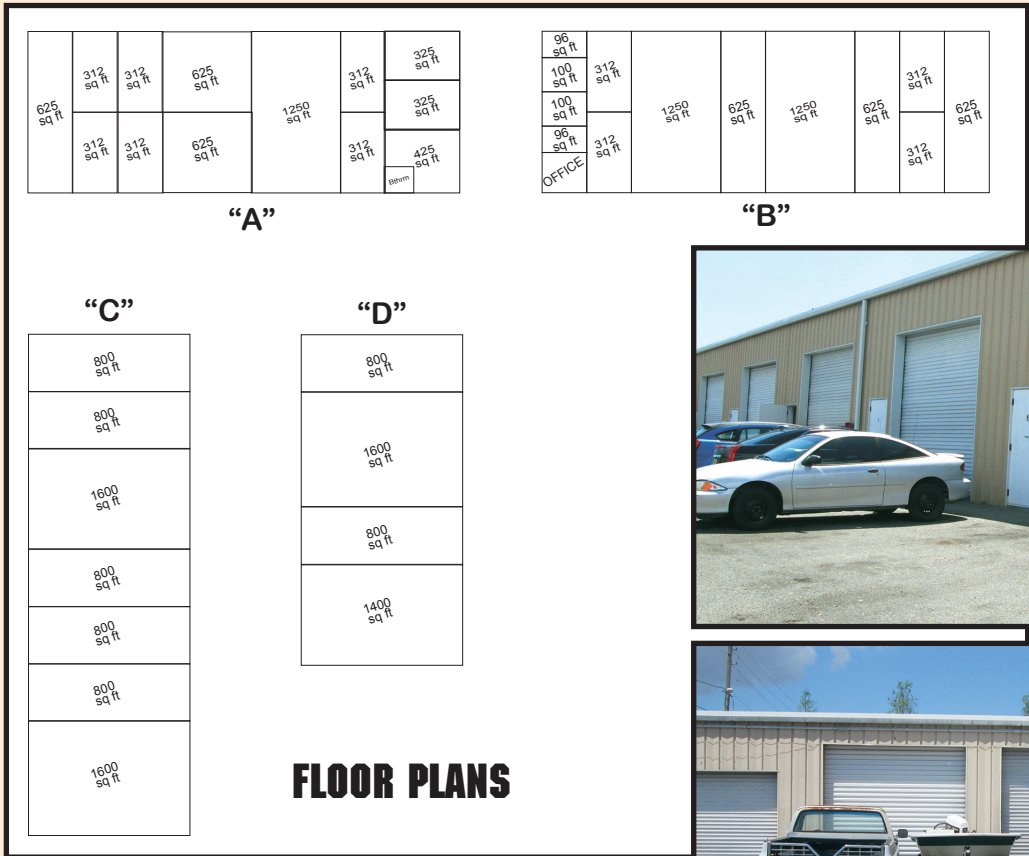
For Sales Information, Please Contact:

Chris Shryock 727.412.5166 (C)
cshryock@mindspring.com

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