



ALL-STOR & STORE OR SHIP
2400 NEW CUT ROAD
SPARTANBURG, SC 29303

Listing Broker: **DALE C. EISENMAN, CCIM**
MIDCOAST PROPERTIES, INC.
PHONE: 843-342-7650
FAX: 843-342-7680
dale@midcoastproperties.com

DRASTICALLY REDUCED – ACT QUICKLY!

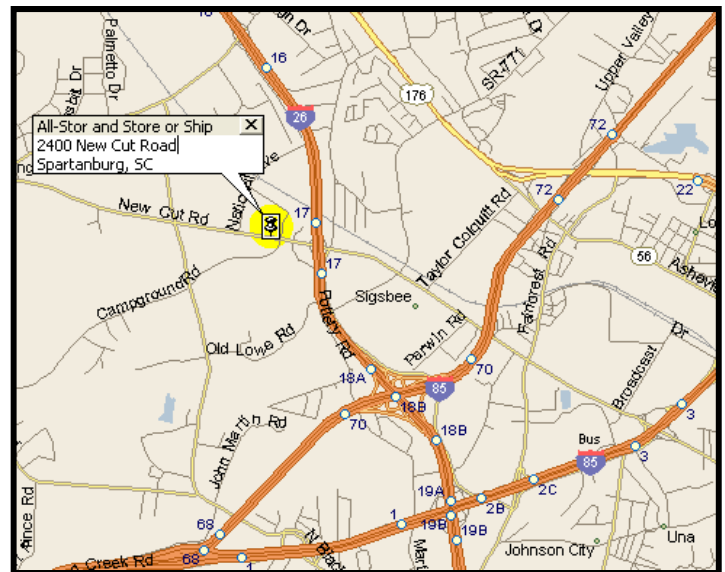


SALIENT DATA

Price:	\$1,350,000
Total Units:	122 traditional & 95 portable
Rentable Square Feet:	14,000 traditional & 6,881 portable
Total Land Area:	4.15 acres
Land for Expansion:	Yes
Number of Buildings:	3 traditional & 1 climate/nonclimate for portables

- Opened in 2007
- Traditional self storage & mobile storage
- Rental office, private office, printer/copy room
- Onsite expansion opportunity
- Easy access to I-26
- Second phase planned & approved

***PRICED TOGETHER BUT MAY BE PURCHASED SEPARATELY**



This information has been obtained from third parties and we cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.