



America's Premier Self Storage Brokers

Route 6 Self Storage

2542 GAR Highway
Swansea, MA 02777

Listing Broker:

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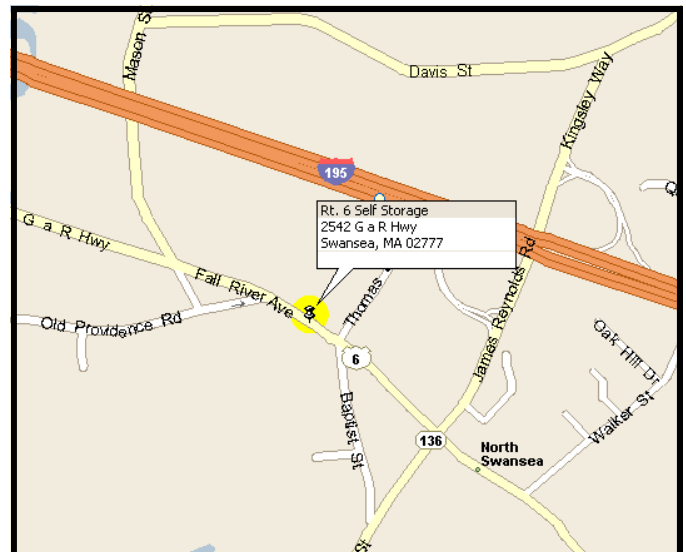


- Great exposure on a major thoroughfare (Rt. 6)
- Service both climate and non-climate customers
- Great location for truck rental business
- Wide turning and backing areas for large tractor trailers
- Close to intersection of Rt. 6 and Rt. 136 and exit on I-195

SALIENT DATA

Price:	\$3,000,000
Total Units:	275
Total Land Area:	4.5 acres
Unit Occupancy:	76.7%
Physical Occupancy:	78.9%
Economic Occupancy:	74.4%
Rentable Square Feet:	40,325
Year of Facility Opening:	2001

Trailing 12 Month: 2009	
Gross Income	\$333,941
Operating Expenses	(\$148,977)
Net Operating Income	\$184,964



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