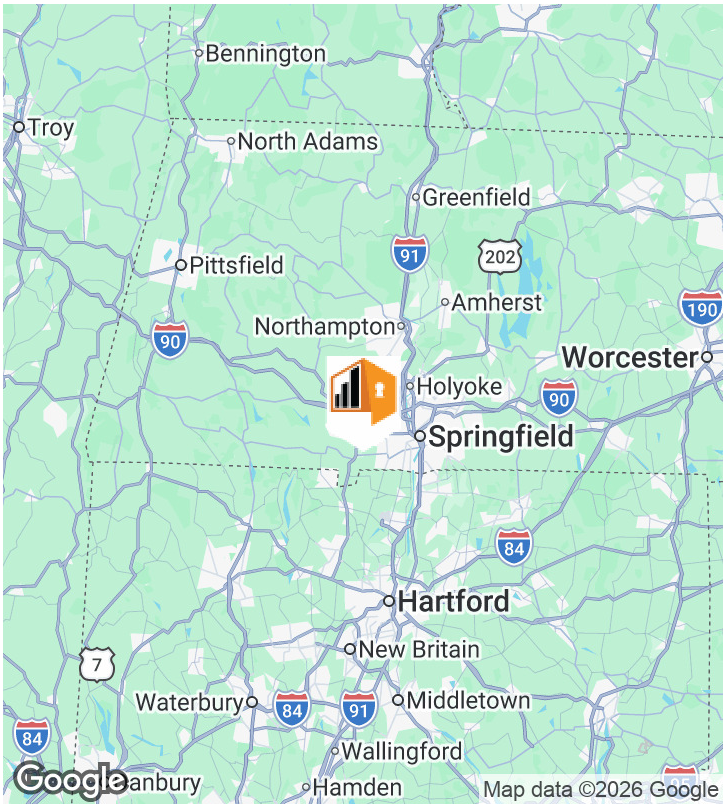
ADDITIONAL ATTIC SELF STORAGE

1 Hudson Dr. Southwick, MA 01077

For Sale





PROPERTY DESCRIPTION

Additional Attic Public Storage has excellent visibility from Route 57, the main east/west road through Southwick. The facility is located at the front corner of the town's main industrial park, home to Whalley Computer Associates (WCA), a major New England computer manufacturer, as well as several aircraft component producers. It is diagonally across from Southwick Public Library, Southwick Public Schools, and is one mile from town center.

The property currently consists of 246 self-storage units. The front building has the 20x30 office, one 20x20 and 2 20x50 high bay contractor/commercial type units with 14' overhead doors. It also has one 50x50 high bay unit with an 18' overhead door and a 14' overhead door with its own bathroom. The 50x50 unit was built for the owners' auto glass business and is now leased to a different auto glass company that pays $3000 per month or $36,000 per year. These spaces could be converted to climate-controlled self-storage units for traditional self-storage income.

OFFERING SUMMARY

Sale Price:	$3,500,700
Number of Units:	246
Lot Size:	6.8 Acres
Building Size:	35,700 SF

PROPERTY HIGHLIGHTS

- 35,700 SF established self-storage property
- 246 Units total, 64 CC units
- Three new buildings were built in 2025
- An additional 3 buildings are fully approved for future expansion with completed site work and engineering
- Opportunity to increase revenue through lease up, stabilization
- Two longstanding commercial tenants generate regular monthly income
- Conversion of the commercial tenant spaces to climate controlled self storage units
- Excellent opportunity for Solar income. The infrastructure including a 75 KW transformer are in place.
- Existing solar on main building.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	644	6,061	21,883
Total Population	1,522	14,811	52,932

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