



Media Release

For Immediate Release

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New Jersey and Virginia Properties Acquired

The Heron Group, a self storage real estate investment group, expanded their holdings in the Northeast. Handling the brokerage of these confidential acquisitions was John Gilliland of Investment Real Estate, LLC, based in York, PA.

Quakerbridge Self Storage, an 87,721 SF self storage facility on over 7 acres with an on-site management office and apartment, was purchased in Trenton, NJ. The facility consists of 660 units with 42% being climate controlled. The buildings are brick and metal with standing seam metal roofs, asphalt driveways, exterior lighting, fenced perimeter, individual door alarms, camera system and a keypad operated entrance & exit gate. Phase 1 was completed in 2004 and Phase 2 in 2005. The property is located on Quakerbridge Road, one of the major north-south arterials serving greater Hamilton Township. Traffic counts at the site exceed 26,000 cars per day. Quakerbridge Self Storage enjoys excellent visibility from Quakerbridge Road.

The Quakerbridge store managers were 2005 semi-finalists for the Mini Storage Messenger Manager of the Year Award.

The other facility purchased was Fortress Self Storage located in Fredericksburg, VA. John Gilliland and Dan Wolf handled the transaction. Fortress Self Storage consists of a 63,650 square foot self storage facility on over 3.6 acres and is located on the heavily traveled corridor of Plank Road (US Route 3) in Fredericksburg, Virginia. It is located near the junction of Interstate 95 and Route 3 in Fredericksburg.

There is a manager's office with a large retail sales area and business center and upstairs management apartment. The original owner/builder was a general contractor and put in upscale amenities in the 1500 SF apartment. There is also a back office with garage. The private back yard has a patio and gas grill.

The facility consists of 493 climate controlled units and 151 non climate controlled units with metal doors, perimeter fencing, electronic gate with access software, interior compound security camera, and paved driveways. The site is completely landscaped including an automatic irrigation system. A 15' moving van with graphics and a golf cart are included.

The facility is located in the very desirable community of Fredericksburg, VA, which is a short commute to Washington DC, Fairfax, and Springfield, VA.

Investment Real Estate is an independent brokerage firm working within an eight-state area of PA, MD, DE, VA, WV, NY, NJ and CT. Visit www.investmentrealestatellc.com to view current properties for sale and to register for new property alerts.

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