



## Media Release

**For Immediate Release**

**December 9, 2004**

### **Investment Real Estate, LLC, Announces Facility Sales**

Investment Real Estate, LLC, York, PA announced the following sales in three states.

Two properties in Hagerstown, MD were sold. Sales prices were \$4,300,000 and \$4,000,000. This confidential acquisition was brokered by John H. Gilliland.



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Daniel Wolf brokered the transaction of Extra Attic Self Storage in Richmond, VA. The 81,275 SF facility contains 589 units in six metal storage buildings. Site improvements include the asphalt driveways, perimeter fencing, automatic gate by Digigate, and exterior lighting. The site is located in a high traffic area on the Richmond-Henrico Turnpike with major arteries close to I-95. Purchase price was \$3,425,000.



In a Keystone Opportunity Zone in York, PA, Access Self Storage, an 18,700 SF self storage facility was sold for \$620,000. This new 158-unit facility built in 2002 is in the heart of the downtown area in an industrial zoned district on just less than 1 acre of land. For security reasons, the design for this site uses the “fort” design principle with one gate-entry access and all access from the interior only. The “backs” of all units form the walls exposed to the street or adjacent properties. It has an on-site management office, metal buildings by Miller and DBCI doors. It was sold by a partnership who built it in 2002 to a private individual who is new to the self storage industry. John Gilliland brokered the transaction.



Heritage Self Storage in Fredericksburg, VA, sold for \$2,295,000. This property consists of a 40,095 SF facility with an on-site management office and apartment. In addition to the self storage spaces, the facility also has 8 flex space suites totaling 16,250 SF. Improvements to the property had been constructed in two phases. Phase I was completed in 1997 and Phase II was completed in 2000 for a total of seven buildings. Constructed on 4.9 acres of industrial-zoned land, the site improvements consist of masonry and Trachte metal buildings, paved driveways, exterior lighting, fenced perimeter, and a PTI-operated security gate. The property was sold by a large regional operator to an individual new to self storage. The transaction was brokered by John H. Gilliland.



Investment Real Estate is an independent brokerage firm working within an eight-state area of PA, MD, DE, VA, VW, NY, NJ and CT. Visit [www.investmentrealestatellc.com](http://www.investmentrealestatellc.com) to view current properties for sale.

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