

FOR IMMEDIATE RELEASE

Investment Real Estate Closes Deal on Iron Gate Self Storage in Adams County PA



York, PA - June 16, 2014 Investment Real Estate, LLC announces the sale of Iron Gate Self Storage in German Township, Adams County, PA. The property is located at 4836 Baltimore Pike, Littlestown, PA 17340.

The property sold in June 2014 for \$280,000.

Iron Gate Self Storage consists of a 7,200 gross SF self storage facility contained in two buildings. The property opened in 1998 with one building, while the second building was constructed and opened in 2002. The facility sits on 1.2 acres of commercially zoned land. An asphalt pad in the rear of the property is used for outside parking. There are 55 total storage units.



Recent site improvements consist of two single story metal buildings by Heritage with screw down metal roofs, a paved entrance and gravel driveways, exterior lighting and a keypad operated automatic gate. The property is completely fenced. A 150 SF rental office sits in one of the buildings. Additionally, there is a billboard on site which is currently rented to Trone Outdoor, with a lease through mid-2017.

The property is located along Baltimore Pike (Route 97) which is a main north/south artery serving Littlestown. Iron Gate Self Storage enjoys excellent visibility from Baltimore Pike.



ABOUT INVESTMENT REAL ESTATE, LLC

Since our inception in 1998, Investment Real Estate, LLC has specialized solely in the self storage industry, including Brokerage, Construction, Management and Development. We travel thousands of miles each year, meeting and getting to know clients in the markets we serve, networking at various industry associations and functions, while developing our reputation as the go-to source for information in the self storage industry. We are the #1 Broker of Self Storage in the Mid-Atlantic and Northeast States. For more information, please visit <http://www.irellc.com/>.

CONTACT

To learn more, please contact:

Jess Dubbs

Director of Marketing

10 Bentzel Mill Road

York, PA 17404

P: 717-779-0804

F: 717-779-0815

E: jdubbs@irellc.com