

FOR IMMEDIATE RELEASE

Investment Real Estate, LLC Announces Sale of A Space Center Self Storage



York, PA – August 27, 2015 Investment Real Estate, LLC announces the sale of A Space Center Self Storage in Beacon Falls, Connecticut for \$3,900,000 to a private investment group. A Space Center is located on South Main Street, in Beacon Falls, which is in New Haven County. Beacon Falls is situated in the heart of the Naugatuck Valley.

A Space Center consists of six buildings and offers drive up access units as well as temperature controlled units totaling 26,850 SF of self storage. The facility also has 39 outside parking spaces and is situated on over 3.5 acres of commercial industrial zoned land, with approvals in place for an additional 39,000 SF expansion on adjacent land.



A Space Center opened in 2003 and has been impeccably cared for from day one. The facility boasts professional landscaping complete with a sprinkler system, fenced perimeter with electronic gate access, monitored door alarm system on all storage unit doors, exterior lighting, gutters and down spouts tied into drainage system and paved driveways, just to name a few.

The property is located on South Main Street, which serves as the main access road for Route 8, and has excellent visibility from Route 8 with traffic counts exceeding 48,000 vehicles per day. There is an on-side rental office with business hours six days a week.

John H. Gilliland, president of Investment Real Estate, states, "A Space Center was built to the highest standards in the self storage industry and has been maintained in excellent condition since the property's inception. The property had significant upside with the ability to expand and it will be a great investment for the buyers. We were happy to represent both parties on this transaction."

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 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