

FOR IMMEDIATE RELEASE

Investment Real Estate, LLC Announces Sale of Iron Gate Self Storage in Hamburg, PA



York, PA - July 14, 2016 Locally owned and operated Investment Real Estate, LLC announces the sale of Iron Gate Self Storage for \$340,000 to a private investor. Iron Gate Self Storage is located in Berks County on Woodland Road in Hamburg, Pennsylvania, which is about 20 miles north of Reading.

Iron Gate Self Storage consists of three single story buildings with over 70 drive-up self storage units. The facility was over 98% occupied at the time of sale.



The property opened in 1992 and was managed by appointment from a remote location. Iron Gate Self Storage sits on over 0.85 acres of business development zoned land. The facility enjoys high visibility from neighboring businesses and busy Route 61, which serves as the main artery between Route 78 and Route 222. Property improvements include gravel driveways, exterior lighting, keypad operated electric gate and perimeter fencing.

Kevin Bledsoe, Vice President of Brokerage for Investment Real Estate, states, "Investment Real Estate sold the first self storage property the seller owned in 2014, and they understood that property valuations are at an all-time high today, so it's the best time to test the market. The buyer owns an existing self storage

facility within relative proximity of Iron Gate Self Storage and this was an opportunity to add a satellite property to his existing operations. The sale of this property was a winning transaction for both the buyer and seller."

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.

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