

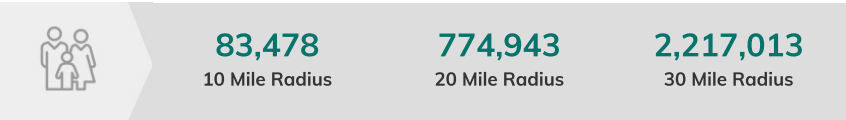


Property and Area Description

Westrock Storage & Shopping Center presents an excellent opportunity to acquire a stabilized investment property with diverse income streams. The property features a fully-occupied self-storage business alongside leased commercial and retail spaces. It offers 12,700 square feet of climate-controlled self storage and 23,743 square feet of retail space. The current ownership is expanding the self storage units by an additional 480 square feet, expected to be completed by December 2024. The six retail tenants, all on long-term leases, generate over \$20,000 in monthly income. Additionally, the large parking lot provides potential for expansion or subdivision for further development. The property is also equipped with solar panels, which cover 7% of the electric utilities until June 30, 2040, with the option for lease extension. A loading door at the back of the storage space is available for tenant use. Seller would consider offers including 1 Acre outlot at \$3.7 Million.

Building Type:	Industrial, Retail
Available SF:	36,443
Total SF:	36,443
Year Built:	1975
Sale Price:	\$3,200,000
Last Updated:	May 19, 2025

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Realtor/Owner Contact

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Property Images

