

# 111 Northeastern Blvd

NASHUA, NH

SELF-STORAGE INVESTMENT OPPORTUNITY  
556 UNITS - 83% LEASED

**TROPHY**  **STORAGE**



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

Northeastern Boulevard

10,293 VPD

**FOR MORE INFORMATION, PLEASE CONTACT:**

David Stubblebine      617-592-3391  
James Stubblebine      617-592-3388  
Micah Stubblebine      978-265-8101  
Chloe Stubblebine      781-879-2543



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## CONTENTS

EXECUTIVE SUMMARY	1
PROPERTY SUMMARY	3
SELF-STORAGE DEMAND ANALYSIS	5
LOCATION OVERVIEW	7
NASHUA, NH	9
AERIAL OVERVIEW	11
SITE & FLOOR PLANS	13
PROJECTED NOI	15
CONVERSION / EXPANSION OPPORTUNITY	17
CONFIDENTIALITY	21

# EXECUTIVE SUMMARY

## THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 111 Northeastern Blvd (the "Property") located in Nashua, New Hampshire. The 69,086 SF self storage facility is currently 83% leased and is operated by Trophy Storage.

111 Northeasten Blvd, Nashua, NH is located in one of the fastest growing self-storage markets on the east coast. Ensclosed in a well-established business and industrial park, the property is situated with close access to Route 3 (Everett Turnpike) and multiple apartment complexes are located within a mile of the facility. The need for self-storage continues to grow as the residential sector develops rapidly in the area.



## PROPERTY SNAPSHOT

ADDRESS	111 Northeastern Blvd, Nashua, NH
RBA	69,086 SF
LEASED SPACE	83%
STORIES	Two (2)
ACRES	2.65
ZONING	Industrial

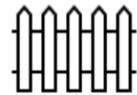
# PROPERTY SUMMARY

## PROPERTY SPECIFICATIONS

PROPERTY SUMMARY	
FOUNDATION	Concrete
NUMBER OF UNITS	569*
UNIT SIZES	25 SF - 2,000 SF
OCCUPANCY	83%
SECURITY SYSTEM	DVR Recording System with 22 Cameras/Alarm System with 2 Keypads - Central Monitoring
FRAMING	Block/Metal
SPRINKLERS	Wet System
EXTERIOR	Block
ROOF TYPE	Firestone TPO
FENCING TYPE	Chain Link
# OF ENTRIES	Six (6)
YEAR BUILT	1977
YEAR CONVERTED	2018
LIFTS	One (1)
PARKING	Fifty (50) Spaces



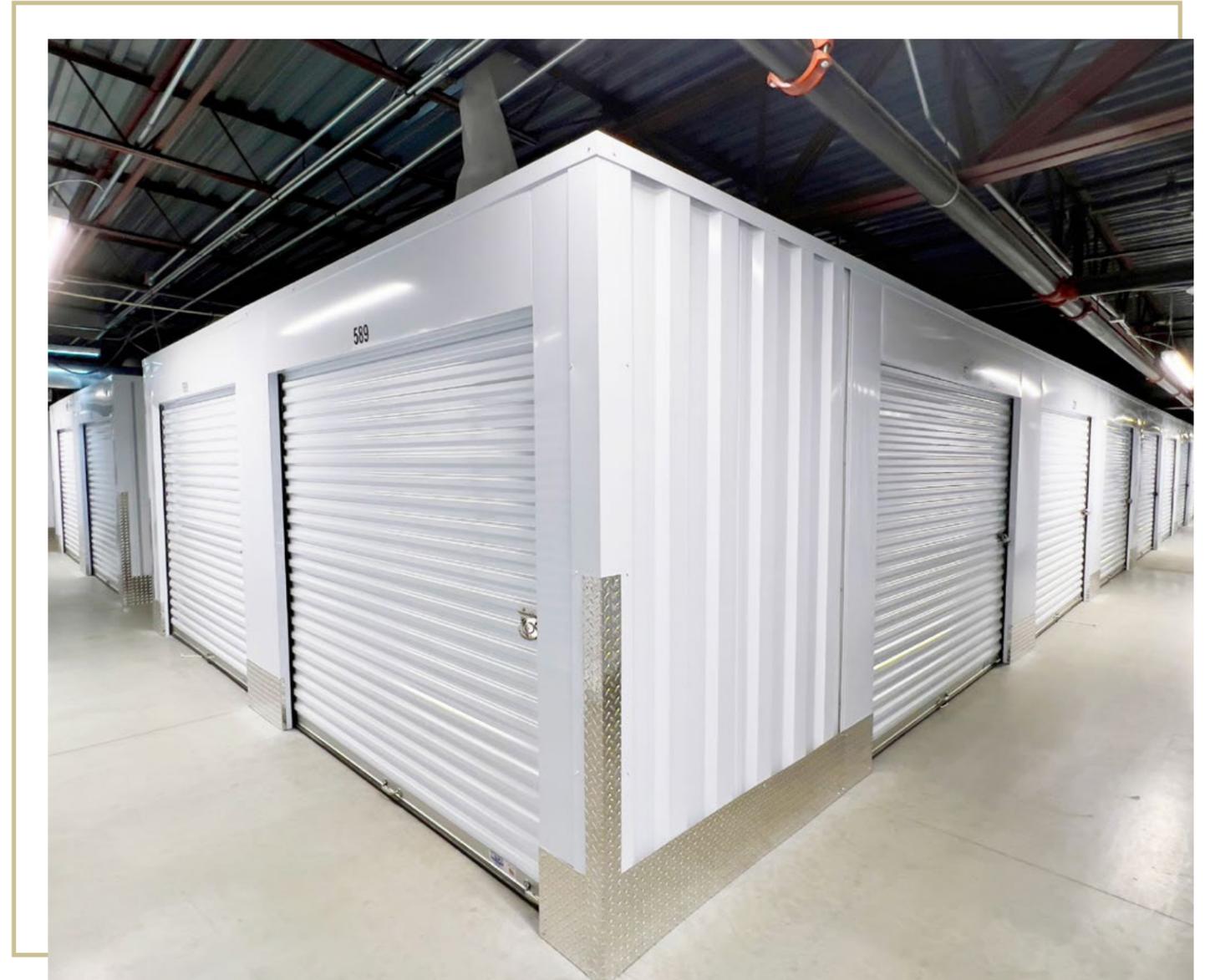
69,086 SF Building



2.65 Acre Lot



10,293 Vehicles Per Day



\*556 climate controlled units; 10 car spaces (potential for more) and 3 RV spaces

3 111 Northeastern Blvd

# SELF-STORAGE DEMAND ANALYSIS

## DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>2023 Population</b>	78,567	117,784	275,358
<b>2023 Households</b>	31,326	46,995	104,228
<b>Avg Household Income</b>	\$102,274	\$108,398	\$123,357

## CURRENT NASHUA SELF-STORAGE INVENTORY (5-Mile Radius)

**3.36**  
Sqft / Person

## CLIMATE CONTROLLED SELF-STORAGE COMPARABLES

<b>Public Storage:</b>	596 W Hollis St, Nashua, NH	1.3 miles	24,000 SF
<b>Extra Space Storage:</b>	1 Chestnut St, Nashua, NH	2.4 miles	2,000 SF
<b>Nashua Self Storage:</b>	75 Innovative Way, Nashua, NH	3.5 miles	40,000 SF
<b>Life Storage - Nashua:</b>	120 Spit Brook Rd, Nashua, NH	3.5 miles	57,300 SF
<b>Self-Storage at U-Haul:</b>	286 Daniel Webster Hwy, Nashua, NH	4.6 miles	30,045 SF
<b>Storage Sense - Hudson Citadel:</b>	23 Roosevelt Ave, Hudson, NH	4.7 miles	90,000 SF
<b>Total existing SF:</b>	243,345 SF		
<b>5-Mile Calculation:</b>	7 x 117,784 = 824,488		

The user demand for self-storage remains very strong in the greater NH marketplace, and because of low vacancy and other demographic factors, we predict rent growth to significantly expand within the next 12-24 months. We've seen national and international demand for self-storage investments in southern NH and northern MA grow as well given the fact self-storage is perceived as a "safe-haven" in slowing economic times. With growing rents and a stabilization in the debt market, we predict self-storage asset values will continue to increase.

# LOCATION OVERVIEW

## WELCOME TO NASHUA

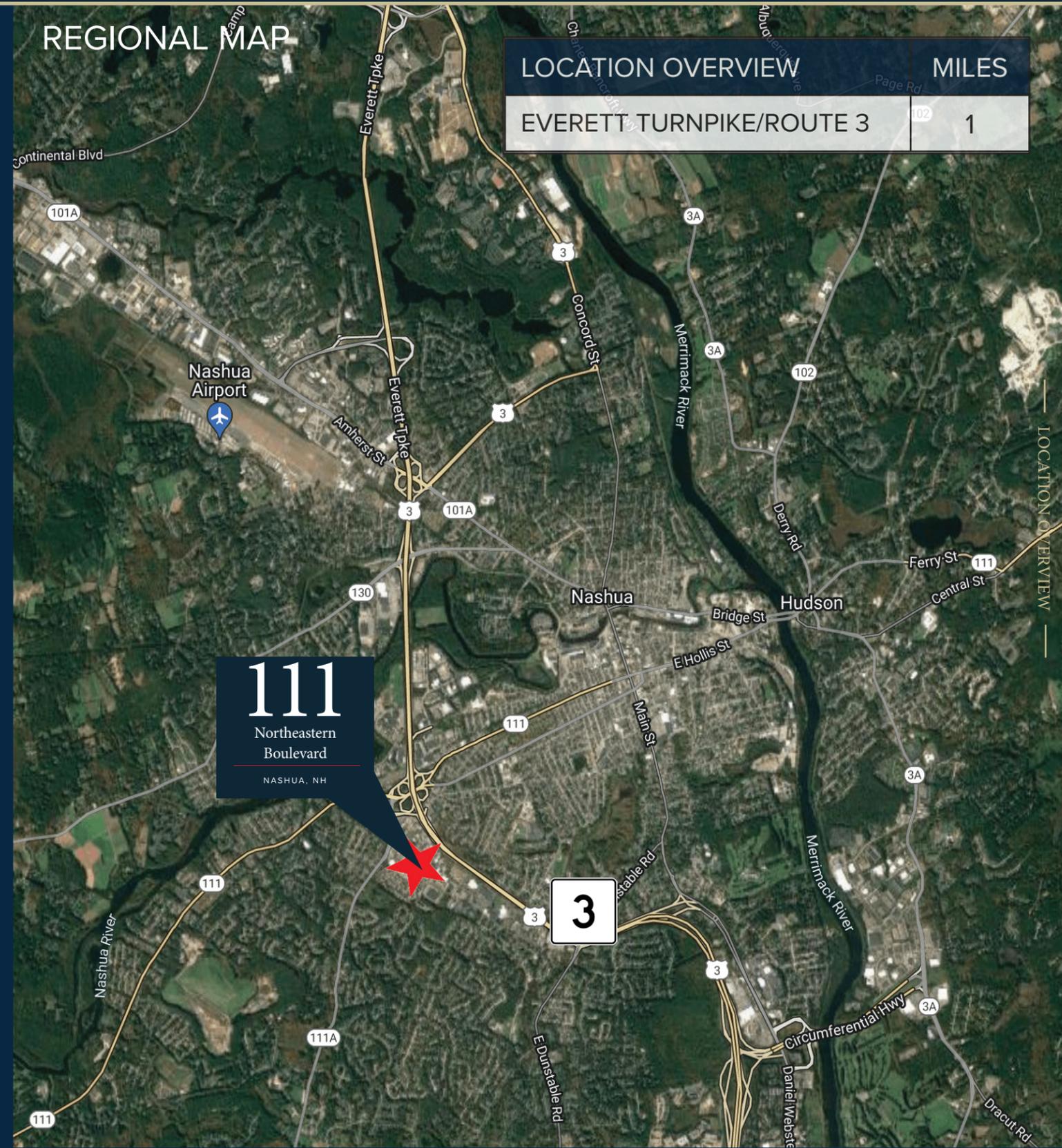
### OVERVIEW

Nashua is a city in the lower New England region in the United States. It boasts a population of 73,804, the second largest in the state of New Hampshire. The city is growing every year, and is ensconced in the most populous county of Hillsborough.

Two-time winner of "Best Place to Live" by Money Magazine, the downtown area boasts a wealth of commercial and entertainment locations. Because of the absence of state sales tax, residents from other states are drawn in to shop in New Hampshire, which annually boosts the economy.

The largest industries in Nashua are health care, utilities, scientific, technical services, finance, retail, and manufacturing.

### REGIONAL MAP





# NASHUA, NH

Nashua is home to over 73,000 residents making it the second largest city in New Hampshire. This vibrant community is situated along the Merrimack and Nashua Rivers and is just 45 minutes away from Boston and 30 minutes from the New Hampshire Seacoast. Whether you're a local, a new resident, or just passing through, Nashua is sure to offer something for everyone to enjoy. Nashua encourages its business leaders, civic groups, other government agencies, community institutions and residents to join in a community-wide effort to expand prosperity and inclusion for all residents by implementing policies and practices that promote understanding and an appreciation of diversity.

Downtown Nashua is not only about visiting, shopping, and dining; it is most excitingly becoming recognized as a great place to live and work; according to CBS News, New Hampshire is ranked in the Top 3 for best states to live in. The City of Nashua is a vibrant community offering up a wide variety of activities, facilities, and resources available to residents, businesses and visitors alike. Downtown Nashua exhibits a renaissance of downtown living and lifestyle by its combination of reinvestment in traditional urban neighborhoods, the new and emerging riverfront condominiums, and restored/reinvented industrial buildings of the historic center district.

# AERIAL OVERVIEW



- 17 Apartment Complexes within a 5-mile radius
- 4,538 Apartment Units within a 5-mile radius



# PROJECTED NOI



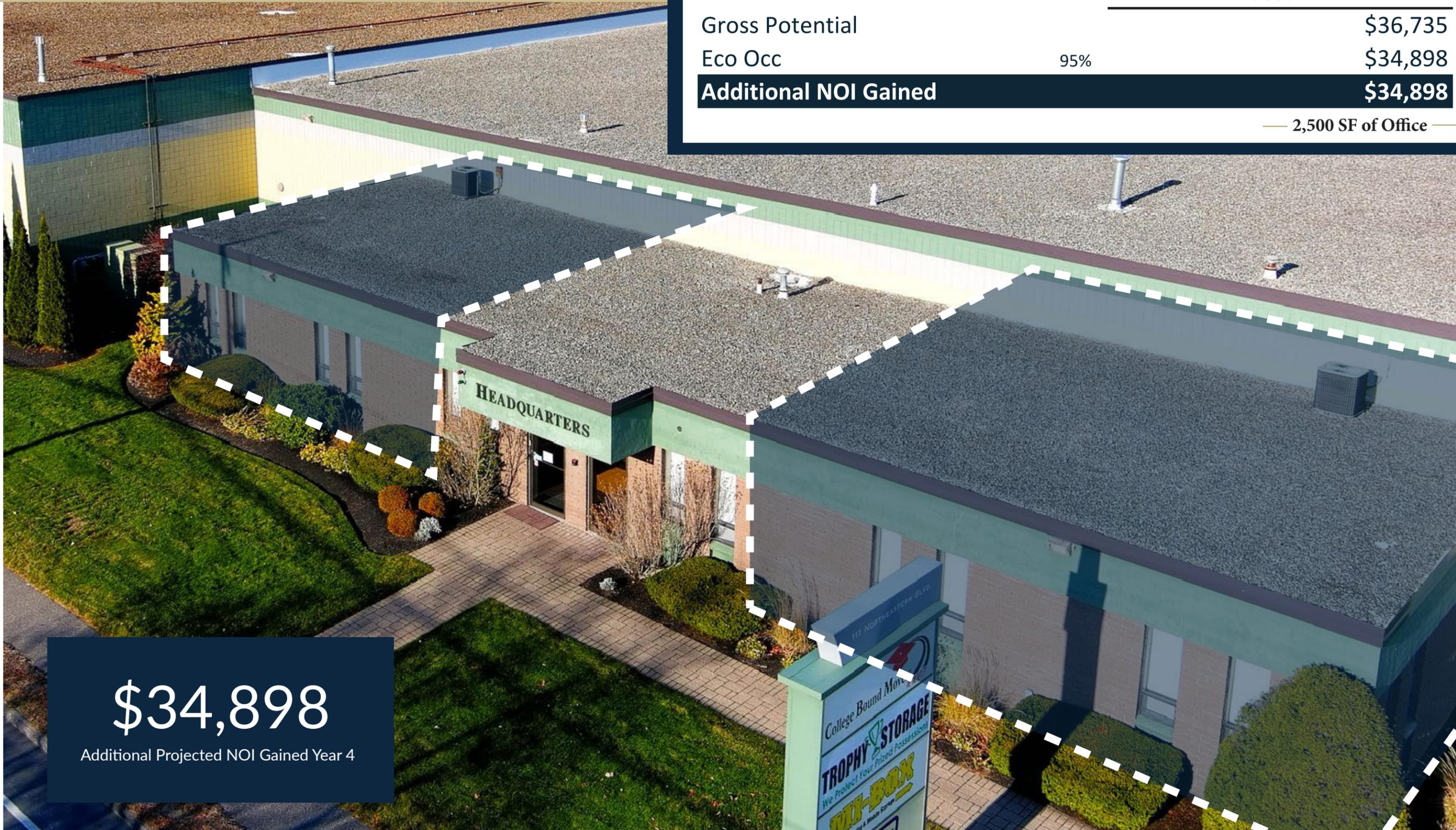
PROFORMA

PROFORMA

\*Includes additional NOI gained from conversion opportunity.

# CONVERSION / EXPANSION OPORTUNITY

		Year 4
Gross Potential		\$36,735
Eco Occ	95%	\$34,898
<b>Additional NOI Gained</b>		<b>\$34,898</b>
		— 2,500 SF of Office —



\$34,898

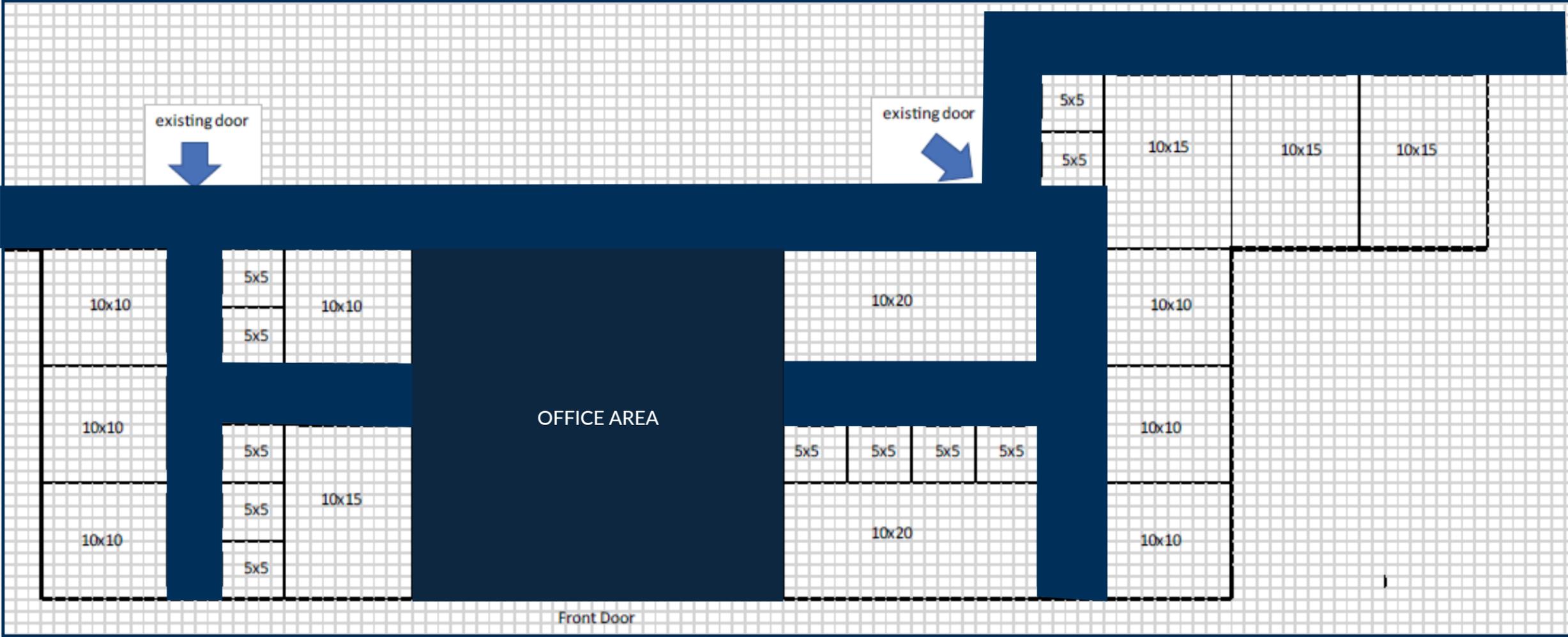
Additional Projected NOI Gained Year 4

CONVERSION

CONVERSION

# CONVERSION / EXPANSION OPORTUNITY

CONVERSION	
NRSF	1,975
Asking Rental Rate	\$1.55
Additional Gross Potential	\$36,735
95% Economic Occupancy	\$34,898
<b>Additional NOI Gained</b>	<b>\$34,898</b>



## CONFIDENTIALITY

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from The Stubblebine Company/CORFAC International, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither The Stubblebine Company/CORFAC International, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Stubblebine Company/CORFAC International will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Stubblebine Company/CORFAC International makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Stubblebine Company/CORFAC International does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company/CORFAC International in compliance with all applicable fair housing and equal opportunity laws.

## "Local Expertise, Unparalleled On The East Coast"

### OUR SALES INVESTMENT SPECIALISTS:

#### David Stubblebine

Principal

Tel: (857) 362-0101

Cell: (617) 592-3391

david@stubblebinecompany.com

#### James Stubblebine

Principal

Tel: (857) 362-0102

Cell: (617) 592-3388

james@stubblebinecompany.com

#### Micah Stubblebine

Principal

Tel: (857) 362-0104

Cel: (978) 264-8101

micah@stubblebinecompany.com

#### Chloe Stubblebine

Advisor

Tel: (857) 362-9601

Cel: (781) 879-2543

chloe@stubblebinecompany.com

111

NORTHEASTERN BLVD  
NASHUA, NH



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL