

FOR SALE

EZ Storage Boston Portfolio

NATICK AND FRAMINGHAM, MASSACHUSETTS



EZ Storage Natick and Framingham are two institutional-quality self storage facilities located about one-half mile from each other in The Golden Triangle section in Metro West Boston, the premier suburban retail destination in all of New England. Almost every national and regional retailer is represented in this Golden Triangle retail and commercial corridor. The portfolio consists of 172,550 rentable square feet with 1,531 storage units, 15.5% of which are climate controlled. The facilities feature interior and drive-up units, climate controlled space, and state-of-the-art security that includes computer-controlled access, perimeter fencing and security lighting. The portfolio represents an ideal opportunity for an investor or operator to become the leader in one of Boston's finest self storage markets and to capitalize on pricing power and economies-of-scale in operations.

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Wronka, LTD



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NATICK, MASSACHUSETTS

EZ STORAGE FRAMINGHAM
501 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS

CREATIVE SOLUTIONS FOR SELF STORAGE

PORTFOLIO HIGHLIGHTS

- Best of Class Facilities in High Barrier-to-Entry Locations, With Very High Rents per Square Foot
- Adjacent to Natick Collection Regional Mall and Shoppers World Power Center – the Area’s Strongest Demand Generators
- EZ Storage Natick is a Stabilized 101,825 sq. ft. Facility with 910 Storage Units
- EZ Storage Framingham is a Newly Opened 70,725 sq. ft. Facility with 621 Storage Units and Expansion Potential
- Excellent Demographics with Dense Populations and High Household Incomes
- Value-Added Opportunity to Gain Strong Market Presence in one of Boston’s Finest Self Storage Markets
- Bid Submittal Deadline

STRATEGIC RETAIL LOCATIONS

The Natick and Framingham EZ Storage facilities are located about one-half mile from each other in The Golden Triangle in the Metro West section of Boston, the premier suburban retail destination in all of New England. It is one of the best locations for self storage in the Boston market. EZ Storage features strong area demographics and tremendous average daily traffic generated from the thriving businesses along the Route 9, Route 30 (Cochituate Road) and Speen Street corridors. The area also benefits from its accessibility to Interstate 90 (Massachusetts Turnpike) and downtown Boston.

The retail anchor in the area is the Natick Collection (formerly the Natick Mall) – a 1.65 million square foot super regional mall owned by General Growth Properties. The mall, located immediately next to EZ Storage Natick and within walking distance to EZ Storage Framingham, is completing a 550,000 square foot expansion that is anchored by Boston’s first Nordstrom department store and a new Neiman Marcus department store, and includes over 100 new luxury boutiques, specialty stores and restaurants. The expansion also includes the Nouvelle at Natick – a 12-story 215 unit luxury residential development that overlooks the EZ Storage facility.

Located adjacent to the Natick Collection along Route 9 is Shoppers World – a 795,000 square foot power center. The newly renovated center consists of national tenants including Best Buy, Kohl’s, Marshall’s, Barnes and Noble, Toys “R” Us and AMC Theaters.

