

For Sale

Marshalltown Self Storage

38,850 SF



1101 Lincoln Way

1101 Lincoln Way
Marshalltown, Iowa 50158

Property Highlights

- Offered At 6 Cap Based On Pro Forma
- Potential Value Add With Phase III
- Currently 38,850 SF On 4 Acres

Property Description

A modern, expanding self-storage facility offered at \$3,500,000, this property sits on a spacious 4.07-acre lot. The location benefits from strong local demographics, with an Average Household Income of \$89,029 within a 1-mile radius. The facility is a new-construction asset, with Phase I completed in July 2023, consisting of four non-climate controlled buildings and one climate-controlled building. Phase I was fully leased by the Summer of 2025. Phase II, comprising five non-climate controlled buildings, was completed in October 2025. The total size of the facility is 38,850 SF. Significant value-add potential exists with Phase III, which has site plan approval.

OFFERING SUMMARY

Sale Price	\$3,500,000
Lot Size	4.07 Acres
Building Size	38,850 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,813	\$89,029
2.5 Miles	26,626	\$85,659
5 Miles	29,186	\$86,552

VIEW PROPERTY VIDEO

For more information

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Additional Photos



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38,850 SF | \$3,500,000

SELF STORAGE

MARSHALLTOWN, IOWA

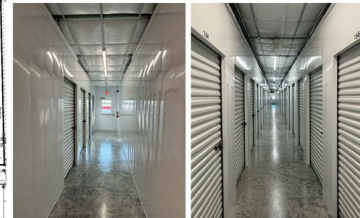
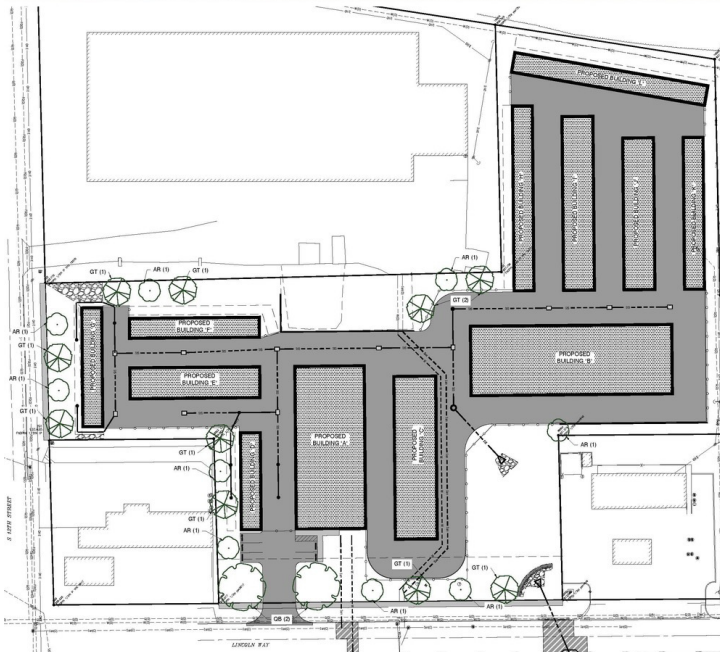
SIZE:
38,850 SF

LAND:
4.07 ACRES

PURCHASE DATE:
OCTOBER 2021

CONSTRUCTION START:
SEPTEMBER 2022

CONSTRUCTION COMPLETION:
PHASE 1 - JULY 2023 (19,750 SF)
PHASE 2 - IN CONSTRUCTION (19,100 SF)



38,850 SF | \$3,500,000



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Unit Mix

38,850 SF | \$3,500,000

# UNITS	WIDTH	LENGTH	SQFT	TYPE	ACCESS	DOOR	AMENITIES	RATE
7	5	5	25	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$75
19	5	10	50	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$85
1	10	5	50	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$85
15	10	10	100	Temp. Controlled	Indoor	Roll Up	Indoor CC	\$100
7	10	20	200	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$150
18	10	20	200	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$160
2	10	25	250	Temp. Controlled	Indoor	Roll Up	Indoor CC, drive up	\$235
32	5	10	50	Drive Up	Outdoor	Roll Up	drive up	\$75
26	10	10	100	Drive Up	Outdoor	Roll Up	drive up	\$90
46	10	15	150	Drive Up	Outdoor	Roll Up	drive up	\$100
90	10	20	200	Drive Up	Outdoor	Roll Up	drive up	\$120

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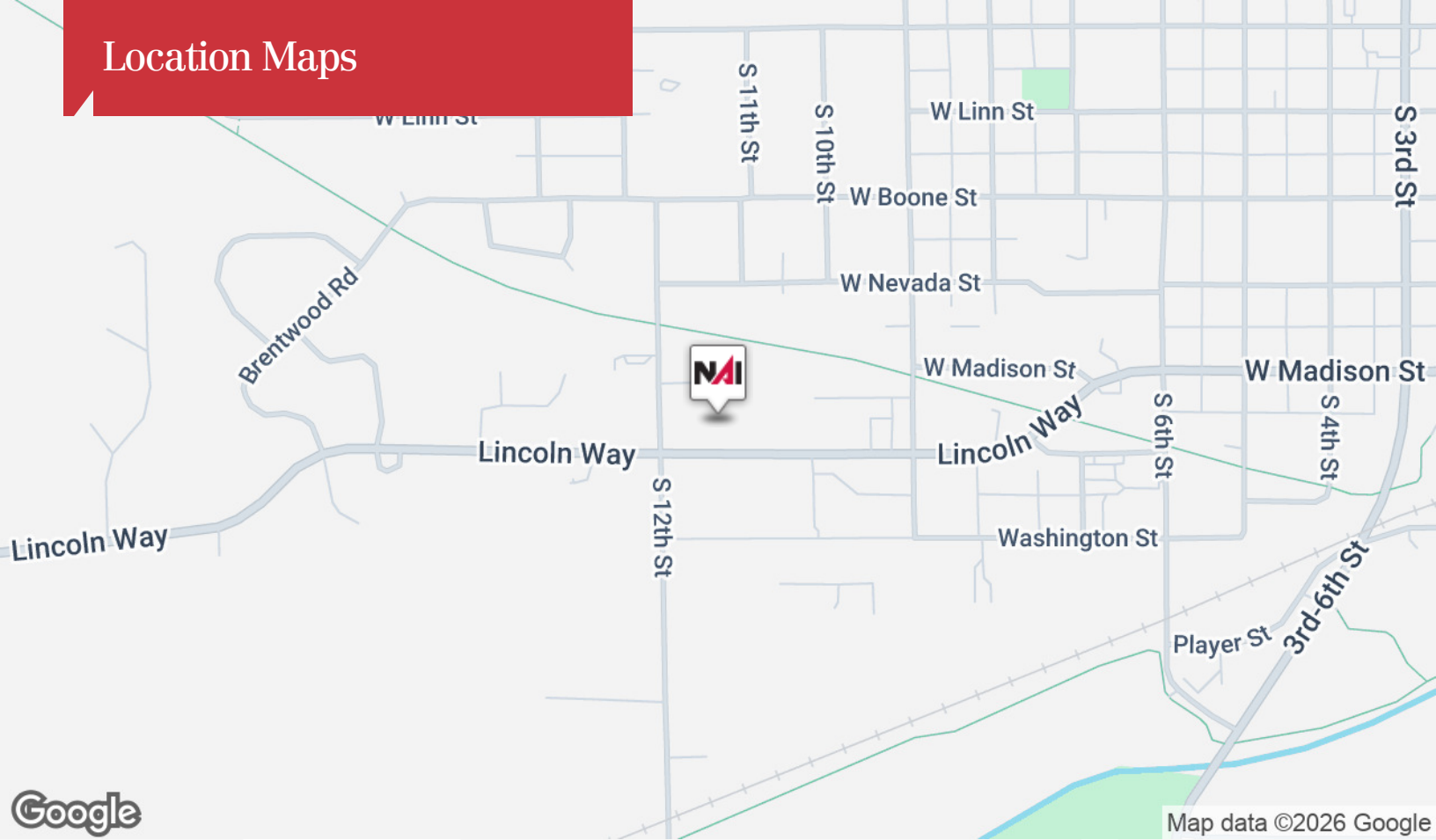
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Financial Summary

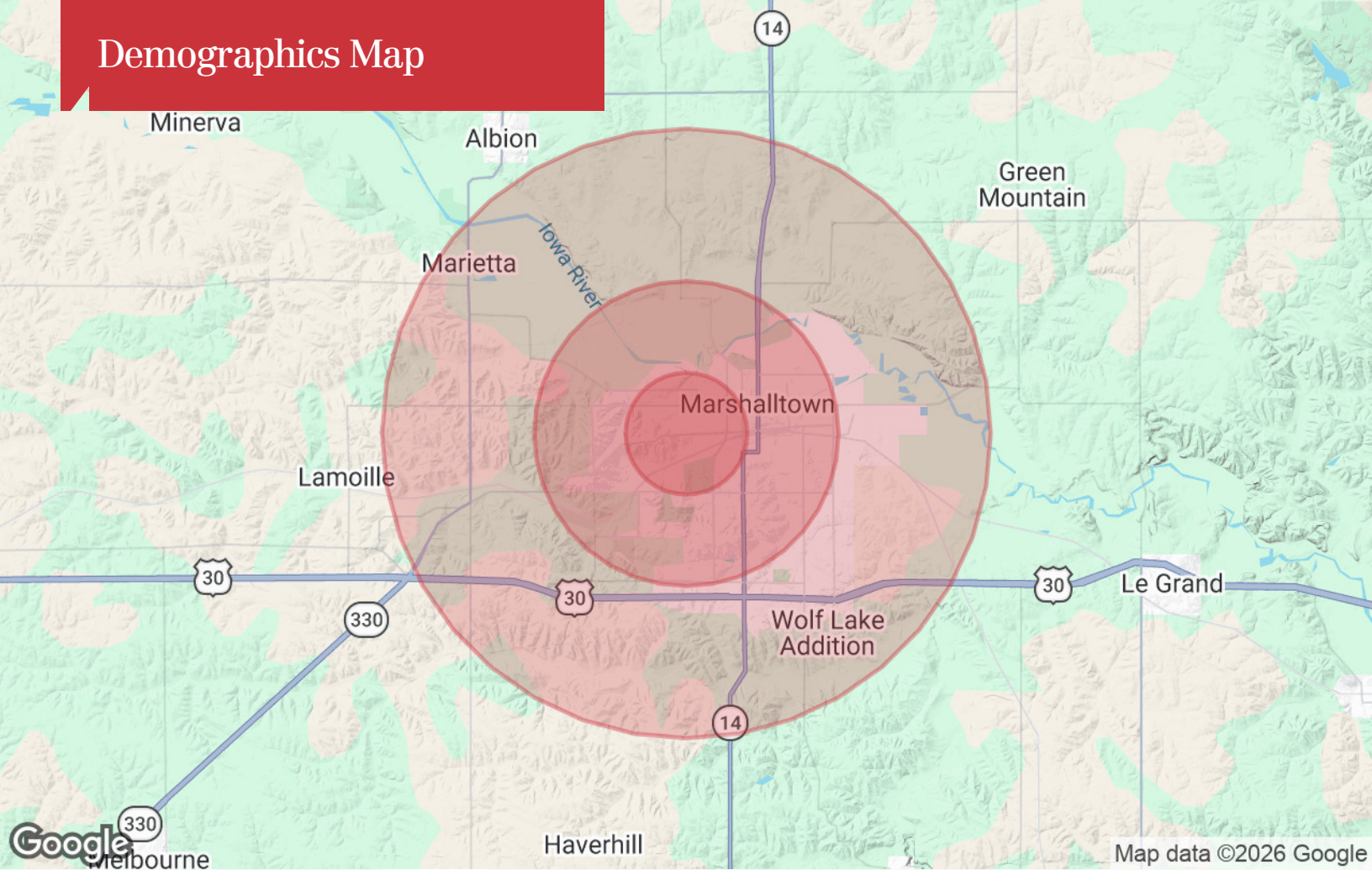
38,850 SF | \$3,500,000

Marshalltown Storage	Proforma	Actual
Gross Monthly Rent Potential	\$28,265	\$10,475
Gross Annual Rent Potential	\$339,180	\$125,700
Stabilized @ 90%	\$305,262	\$125,700
Operating Expenses (30%)	\$91,579	\$37,710
NOI	\$213,683	\$87,990

Location Maps



Demographics Map



Population

	1 Mile	2.5 Miles	5 Miles
TOTAL POPULATION	7,813	26,626	29,186
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	40	40	41

Households & Income

	1 Mile	2.5 Miles	5 Miles
TOTAL HOUSEHOLDS	2,874	9,961	10,952
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$89,029	\$85,659	\$86,552
AVERAGE HOUSE VALUE	\$140,298	\$145,228	\$150,911

* Demographic data derived from 2020 ACS - US Census