

ABC Storage Summary

ABC Storage
904 N US Hwy 287 PO Box 320
Fort Collins CO 80524 Laporte CO 80535 (970)482-9921

ABC Storage was built in 1993. We opened the week of Christmas that year.

We currently have 203 units in 8 buildings. Those buildings total 36,606 sqf. Attached is a breakdown of the number of units and sizes of each building.

There is 30'x300' inside storage or 50'x300' covered outsidestorage eligible for developemnt on the property. This area was part of the original development application with Larimer county and is approved for further expansion.

A current rate sheet is also attached.

Net income for 2023 was approximatley \$145,000.

ABC Storage

904 N US Hwy 287 Fort Collins CO. 80524

Mailing: PO Box 320 Laporte CO 80535

Bill--(970)215-2884

30-10x12's

Building A

Total Units - 30

3600 SF

Building B# 1-6
7
#8
#9
#10
#11
#12-15
#16-20
#21
#22-25
#26-33
#34 (Breaker Box)
#35-40
#42-49
#50-53
#54
#55-59
#60-63
#64
#66
#67
#685x10
10x15
10x10
10x20
10X30
10X10
10X24
10X20
10X24
10X20
10x15
10x30
5x10
10x15
10x10
5x10
10x10
5x10
10x20
10x10
10x20
10x1517-5x10's
12-10x10's
18-10x15's
12-10x20's
5-10x24's
2-10x30's

Total Units - 66

9000 SF

Building C#1-3
#4-16
#17-19
Total Units - 195x10
10x15
5x106-5x10's
13-10x15's

2250 SF

Building D#1-4
#5-14
#15-18
Total Units - 186x12
12x24
6x128-6x12's
10-12x24's

3456 SF

Building E#1-5
#6-15
#16-206x12
12x30
6x1210-6x12's
10-12x30's

Total Units - 20

4320 SF

Building F

#1-8

12x20

8-12x20's

Total Units - 8

1920 SF

Building G

#1-2

15X36

2-10x12's

#3-4

10x12

2-12-20's

#5-13

12x30

9-12x30's

2-15x36's

Total Units - 13

5100 SF

Building H

Units 1-5

6x12

5-6x12's

#6-18

12x30

13-12x30's

#19-20

15x36

2-15x36's

Total Units - 20

6120 SF

Building I

#1-7

10x12

7-10x12's

Total Units - 7

840 SF

Total Units 201

Total SF 36,606

ABC STORAGE * * * Effective 4/22/24

	Monthly	Per Day	6 mo Prepay	12 mo Prepay
5x10	\$80.00	\$2.66	\$456.00	\$864.00
6x12	\$90.00	\$3.00	\$513.00	\$972.00
10x10	\$115.00	\$3.83	\$655.50	\$1242.00
10x12	\$130.00	\$4.33	\$741.00	\$1404.00
10x15	\$185.00	\$6.16	\$1054.50	\$1998.00
10x20	\$205.00	\$6.83	\$1168.50	\$2214.00
10x24, 12x20	\$225.00	\$7.50	\$1282.50	\$2430.00
10x30, 12x24	\$245.00	\$8.16	\$1396.50	\$2646.00
12x30	\$270.00	\$9.00	\$1539.00	\$2,916.00
15x36	\$375.00	\$12.50	\$2137.50	\$4050.00

\$25.00 DEPOSIT ON EACH UNIT

\$10.00 LATE FEE EA MONTH IF RENT IS PAID AFTER THE 5TH OF THE MONTH

Rates are subject to change at any time.

Overhead door sizes=Buildings A,B & I - 7'x9', Buildings C-H - 9'x10'

**ABC STORAGE
904 N US HWY 287
FORT COLLINS CO 80524**

**PO BOX 320
LAPORTE CO 80535**

**(970)482-9921
info@abcstoragefc.com**

www.abcstoragefc.com

LARIMER COUNTY | COMMUNITY DEVELOPMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190

March 7, 2023

William Seaworth

Via email: seaworthsafesales@hotmail.com

Re: Con Agra PUD, Tract B (File #93-MS0243 On-Base)

Mr. Seaworth,

You recently requested a letter stating that the development plan for Con Agra PUD (aka ABC Storage and Ron's Equipment PUD), Tract 'B' is eligible for another building without further review.

The construction plans show the buildout of the project and include a building that is 280-feet long by 30-feet wide on that tract. The project has been built over time where other buildings have been completed Tract B is currently vacant. However, the original application and approval did not give a time frame for completion. The construction plan shown on the next page supports eligibility for a building on Tract B (up to 280-feet x 30-feet) without additional planning review requirements.

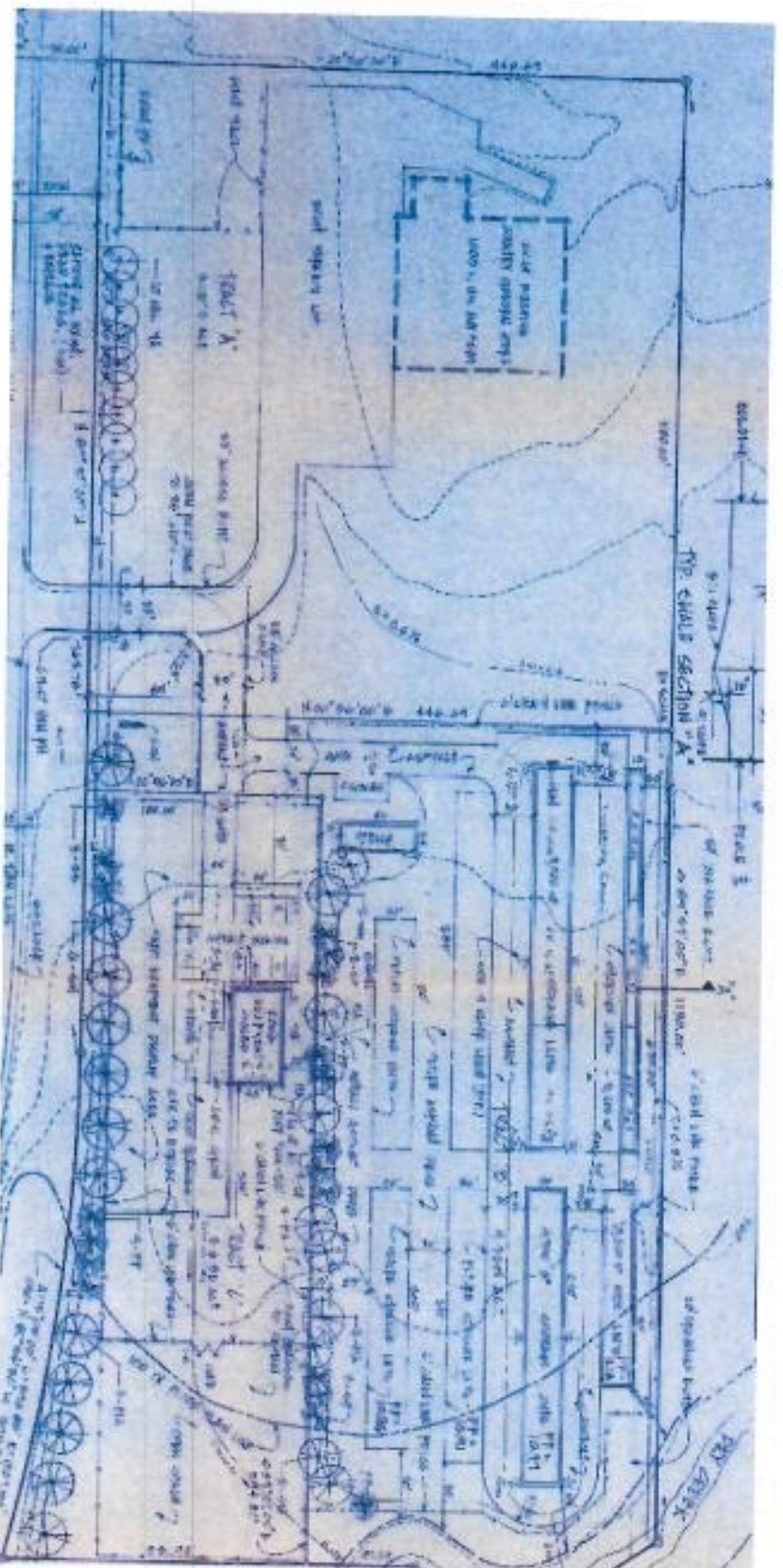
Sincerely,



Lesli Ellis, AICP CEP
Community Development Director



Con Agra PUD indicating Tract B



ABC STORAGE

904 N US Hwy 287

Fort Collins CO 80524

Office (970)482-9921

6/16/24

	<u>Total Units</u>	<u>Current Rates</u>	<u>Potentail Monthly</u>
5x10	23	\$80.00	\$1,840.00
6x12	23	\$90.00	\$2,070.00
10x10	12	\$115.00	\$1,380.00
10x12	39	\$130.00	\$5,070.00
10x15	31	\$185.00	\$5,735.00
10x20	12	\$205.00	\$2,460.00
10x24	5	\$225.00	\$1,125.00
10x30	2	\$245.00	\$490.00
12x20	10	\$225.00	\$2,250.00
12x24	10	\$245.00	\$2,450.00
12x30	32	\$270.00	\$8,640.00
15x36	4	\$375.00	\$1,500.00
<u>GRAND TOTAL</u>	203		\$35,010.00