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## **Featured Property of the Month: HDS Architecture and Callahan/Hoffman complete 56,475 s/f mixed-use self storage facility at 80 Elm St.**

November 27, 2020 - Front Section



Watertown, MA HDS Architecture and Elm Street Partners have completed a mixed-use self storage facility at 80 Elm St. Located adjacent to Arsenal St. corridor, Watertown Self-Storage provides 400 storage units and ground level commercial/R&D space in a four story 56,475 s/f facility.

The new facility opened in June and services a growing need of many residents and businesses in the community, especially considering it's the first and only self-storage facility in the town. Furthermore, recent and ongoing economic development along the Arsenal St. corridor and other areas of the town have increased the existing and future demand for self-service storage.

Designed by HDS Architecture, the new building transformed the heavy industrial site, Atlantic Battery, into an attractive, modern, four-story structure that incorporates a vibrant commercial/R&D mixed-use component. A wall of glass panels opens onto and enlivens the street, with a landscaped terrace allowing for a publicly accessible passive gathering spot. The general contractor was Callahan/Hoffman of Norwell, Mass.

Watertown Self-Storage is a state-of-the art operation, with all the modern features and amenities found at class-A facilities, including 100% climate control, convenient ground-level, covered loading with complimentary carts, computerized access 365 days a year, oversized elevators, motion-detected lighting, security cameras throughout the facility, and a wide variety of unit sizes ranging from 5x5 to 10x30. The rental office is the centerpiece of the facility, with a modern, retail appearance, a complete line of moving supplies, a business center with a conference table and free Wi-Fi, and professional on-site staff using the latest technology to manage the property and deliver Class-A customer service. Rental activity has been brisk so far, as customers are very pleased to now have such a conveniently located self-storage option.

From an energy and environmental perspective, the new facility has a complete roof-top solar panel array. The building was also designed and constructed to achieve LEED Silver energy status.

Watertown Self-Storage was developed by 80 Elm Street Partners LLC, a company formed by J. Gerson Bloch and Jim DiNardo, who are managing operations as well. Bloch and DiNardo were early developers and operators of self-storage facilities in the Greater Boston area before selling their portfolio to a national REIT. In recent years they have consulted for developers and owners of self-storage properties throughout New England and the U.S.

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