

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Aero Treasure Coast Storage

3000 Aviation Blvd.

&

2625 Flight Safety Dr.

Vero Beach, FL 32960

Presented by:

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LIST PRICE: \$6,800,000

INVESTMENT HIGHLIGHTS

- 633 storage units (341 climate controlled) + 17 boat/RV spaces
- Close proximity to City connectors such as US-1, I-95, and the West Vero Corridor
- Fenced and well-lit with security cameras
- Subject to a new 50 year (6/2022) land lease from the Vero Beach Regional Airport
- June 2023 Occupancy: Area - 97.4%, Unit - 96.3%, Economic - 93.6%
- Value-add with 13 complimentary units and below market rents

PROPERTY DETAILS

Gross SF: 63,325

Number of Units: 633 storage + 17 boat/RV spaces

Acreage: 4.68



