

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: \$7,000,000

INVESTMENT HIGHLIGHTS

- Upside potential with below market rental rates
- 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
- 632 storage units (341 climate controlled) + 18 boat/RV spaces
- Currently 96% occupied even after recent price increase

PROPERTY DETAILS

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|------------------|---------------------------------|
| Gross SF: | 63,300 |
| Number of Units: | 632 storage + 18 parking spaces |
| Acreage: | 4.68 |



