

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Kingsland Keep Storage

1301 Winding Road

Kingsland, GA 31548

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**LIST PRICE: \$5,500,000**

**Call for Offers Due April 19, 2023**

## INVESTMENT HIGHLIGHTS

- 6.39 acre Self-Storage C of O Opportunity
- Option for phase 2 expansion, (20,000sqft footprint to be confirmed)
- 40,150 GRSF ft of climate-controlled storage consisting of 3 Buildings
- 360+ Feet frontage along Laurel Island Parkway and 1000+ Feet frontage on Winding Rd, a major thoroughfare connecting Kingsland, St. Mary's and Kings Bay Naval Base with 9,200 AADT
- Substantial population growth and new development in the market

## PROPERTY DETAILS

Total Rentable SF: 40,150

Year Built: 2023

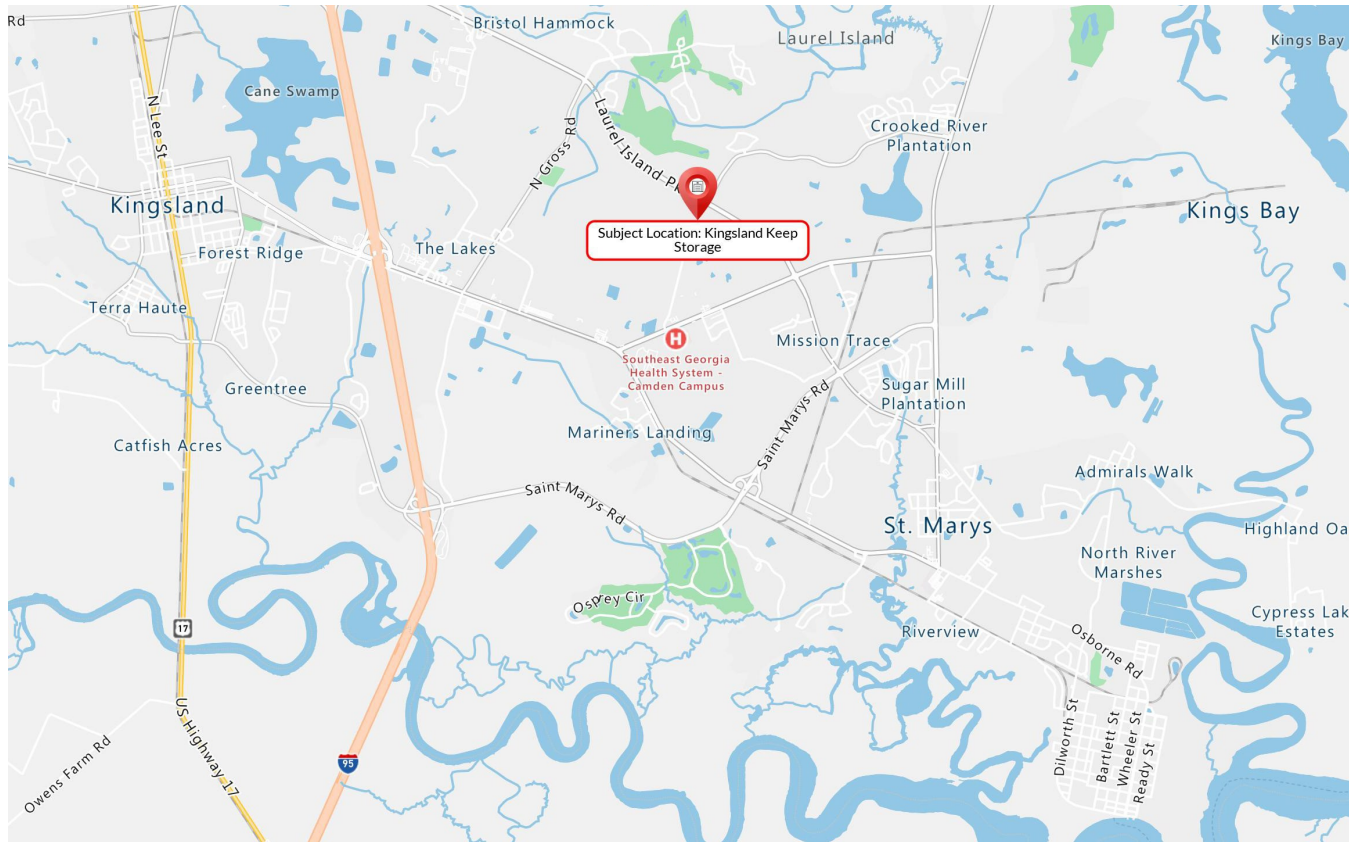
Number of Units: 333

Acreage: 6.39

Land for Expansion: Yes







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