

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Richmond Hill Climate Storage, LLC

Highway 17 & White Oak Ln.  
Richmond Hill, GA 31324

Presented by:

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**LIST PRICE: \$1,650,000**

### INVESTMENT HIGHLIGHTS

- 3.71+/- acre self storage development opportunity in Richmond Hill
- Proposed 3-story, 84,269 GSF, Class A, climate controlled self storage building
- Visibility from US-17
- Low rentable square foot per capita
- Located in the fastest growing county in Georgia, 6th fastest in the nation
- Site plan approved, buyer can go straight to permits

### PARCEL DETAILS

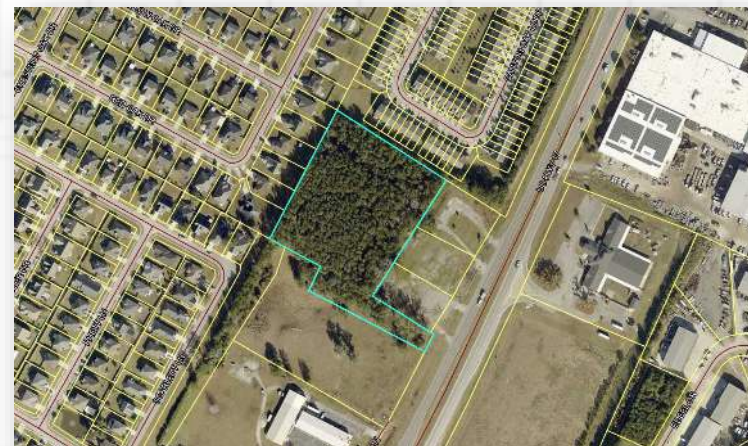
Parcel Number: 046 046

Zoning: C3-Commercial

Acres: 3.71

Stories: Three (3)

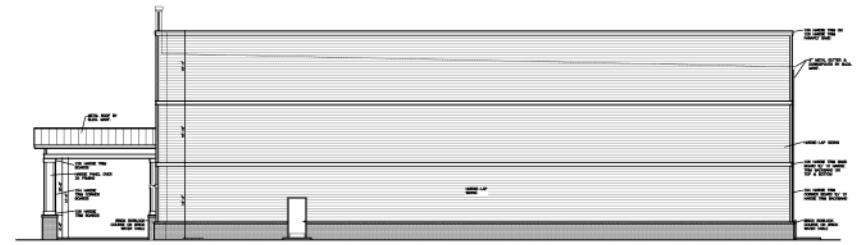
Gross Square Feet: 84,269



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

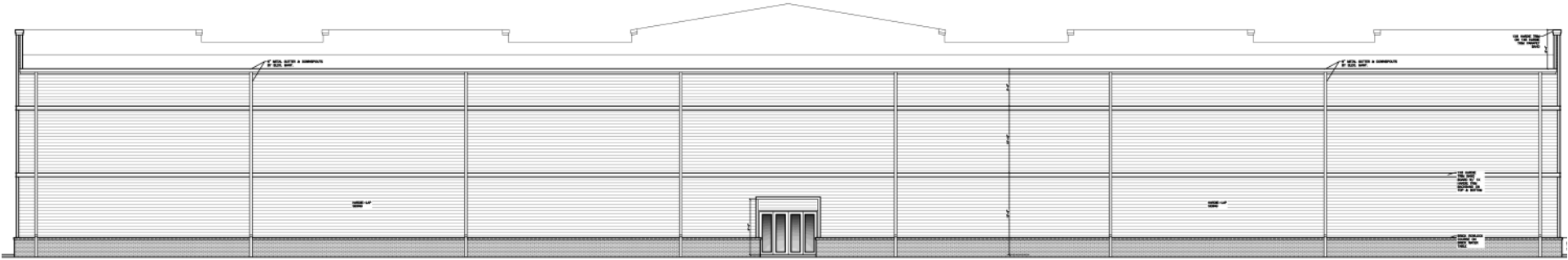


LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

NOTE:  
THE APPROVED COLOR PALETTE FOR RICHMOND HILL ARCHITECTURAL REVIEW BOARD:  
SIDING - SW 7552 BALHAUS BLUFF  
BRICK - OYSTER BAY W/ IVORY MORTAR  
SHUTTERS/ACCENT - BLACK OR CHARLESTON GREEN  
FENCING - BLACK VINYL COATED



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

