

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Valdosta Climate Controlled Storage

4296 Bemiss Road  
Valdosta, GA 31605

Presented by:

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**LIST PRICE: \$3,450,000**

### INVESTMENT HIGHLIGHTS

- Received C/O August 2023 and quickly started renting units—over 20 in 40 days!
- 4.06-acre self-storage lease-up and development opportunity
- Phase 1 – includes 23,000 GSF with 157 climate-controlled drive-up units
- Phase 2 – site plan approved for an additional 17,000 GSF
- Fully automated access and security cameras
- Contactless facility
- 4.24 square foot per capita of storage
- Located on Bemiss Road, a major city thoroughfare with over 32,000 cars per day

### PROPERTY DETAILS

Total Rentable SF:	19,150
Year Built:	2023
Number of Units:	157
Acreage:	4.06
Land for Expansion:	Yes



