

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## County Road 64 Storage

### Main Location:

10870 County Road 64  
Daphne, AL 36526

### Annex Location:

10371 County Road 64  
Daphne, AL 36526

Presented by:

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**LIST PRICE: \$10,900,000**

### MAIN LOCATION INVESTMENT HIGHLIGHTS

- 671 total units: 224 climate controlled, 282 non-climate, 165 boat/RV parking spaces
- On-site office with attached garage for company use and storage
- 9.77 +/- acres fully fenced and gated
- Electronic keypad access

### ANNEX LOCATION INVESTMENT HIGHLIGHTS

- 15 open boat/RV parking spaces
- 9 (20x50) fully enclosed warehouse spaces
- 1.10 +/- acres fully fenced and gated
- Electronic keypad access

### PROPERTY DETAILS

**Rentable SF:** 92,700 (climate control, drive-up and enclosed warehouse units) + 74,100 open boat/RV parking

**Number of Units:** 506 (224 climate + 282 drive-up)  
180 open boat/RV parking spaces  
9 fully enclosed warehouse spaces

**Year Built:** 2007, 2017, 2018 & 2019

**Acreage:** 9.77+/- (Main) / 1.10+/- (Annex)

**Physical Occ:** 81%



