Self Storage Lease-Up Opportunity



BE Safe Climate Storage



526 Bowens Mill Road SW

Douglas, GA 31533

Presented by:

RYAN HANEY, JOSH KOERNER & FROST WEAVER

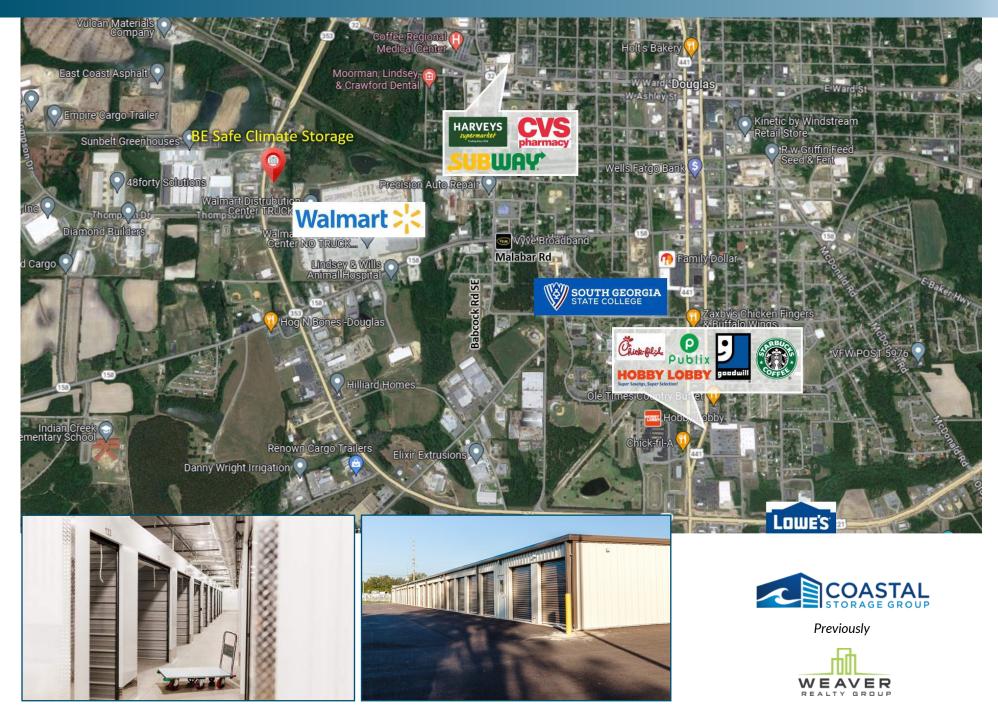
Coastal Storage Group, LLC 904-591-1556 / ryan@coastalstorage.com 904-591-0140 / josh@coastalstorage.com

LIST PRICE: \$2,400,000

INVESTMENT HIGHLIGHTS

- 16,250 RSF with 133 climate controlled units on 1.48 acres
- 23% occupied within 4 months of opening
- 24/7 access, fenced and video surveillance
- Great location on Bowens Mill Road, a major thoroughfare
- 6,900 vehicles per day
- Located close to major retailers such as Chic-Fil-A, Harveys Supermarket, Lowes, Starbucks, Publix and a Walmart Distribution Center, and South Georgia State College is located 1.25 miles away





Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.