

# Self Storage Lease-Up Opportunity



## BE Safe Climate Storage



526 Bowens Mill Road SW  
Douglas, GA 31533

Presented by:

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**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







Previously

