

# 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
- 37% physically occupied within 11 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
- Seller's mortgage is assumable







Previously

