

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Kingsland Self Storage

451 W Williams Avenue
Kingsland, GA 31548

Presented by:

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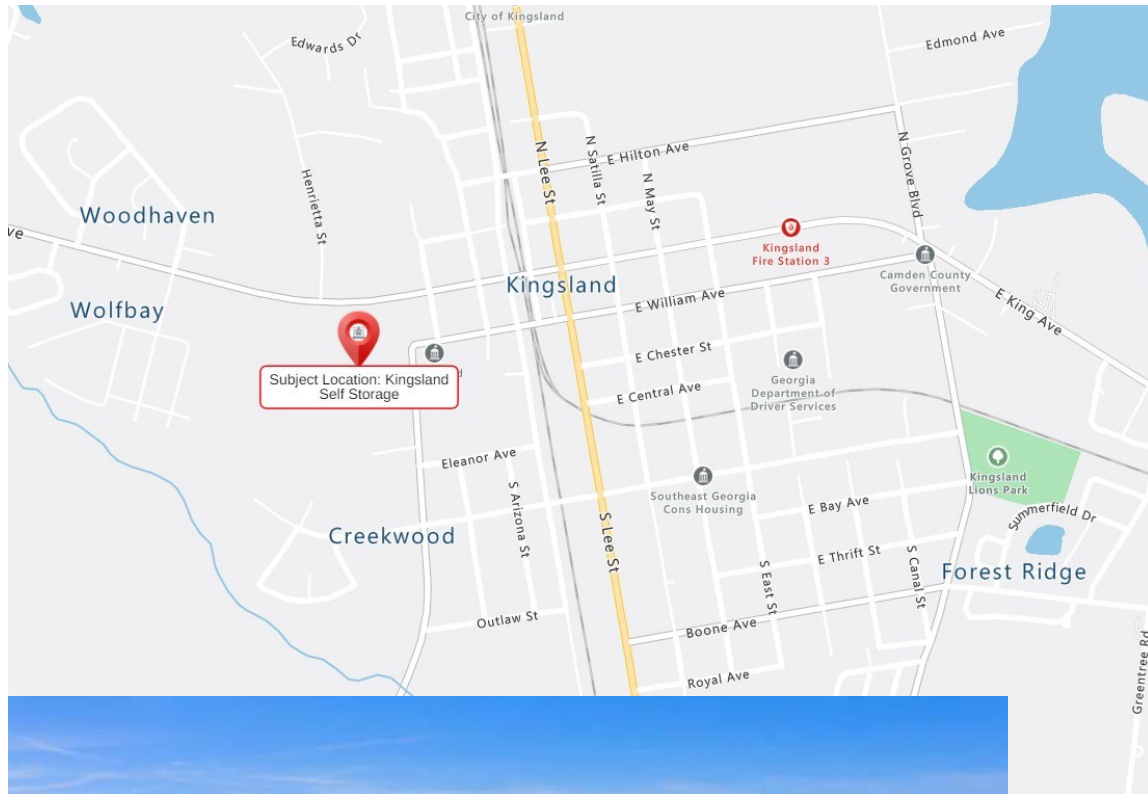
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INVESTMENT HIGHLIGHTS

- 5.52 acre Self Storage and Boat/RV Storage facility in downtown Kingsland, Georgia
- 15,000 RSF of climate-controlled storage with a 24/7 self-service kiosk
- Upside in rent increases and marketing
- 26+ Covered Boat/RV parking spaces currently in lease-up
- 4,768 SF of Industrial space including 4 garage bays and 2 apartments/offices (tenants in place) on 2.75 acres with room for storage expansion
- 550+ Feet frontage along W King Street, a major thoroughfare connecting Kingsland, St. Mary's and Kings Bay Naval Base with 9,980 AADT
- Substantial population growth and new development in the market
- Major retailers Ace Hardware, Family Dollar, and O'Reilly Auto Parts within proximity
- **Owner financing available**

PROPERTY DETAILS

Total Rentable SF:	15,000
Year Built:	2005
Number of Units:	224
Acreage:	5.52
Land for Expansion:	Yes



Previously

