

Self Storage Investment Opportunity



South Georgia Storage Portfolio (2 Locations)

1435 & 1160 W. Cherry
Jesup, GA 31545

LIST PRICE: \$2,550,000

CALL FOR OFFERS DUE: Tuesday, February 4, 2025

INVESTMENT HIGHLIGHTS

- Newly-built self-storage opportunity in Jesup, GA
- Two locations on a combined 2.43 acres (1,500 ft apart)
- 6 single-story buildings built in 2021, 2023, & 2024 with 37,500 GSF mix of drive-up, non-climate controlled, and interior climate-controlled units
- 292 units | 30,000 NRSF non-climate controlled units | 6,000 NRSF climate-controlled units
- Occupancy at 98%-100% full on all non-climate units
- New climate-controlled final phase in lease-up and achieving 60% occupancy since May 2024
- Upside potential with professional management and signage

PROPERTY DETAILS

Total Rentable SF:	36,000
Year Built:	2021-2024
Number of Units:	292
Acreage:	2.43



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