

Self Storage Investment Opportunity



South Georgia Storage Portfolio (2 Locations)

1435 & 1160 W. Cherry
Jesup, GA 31545

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: \$2,550,000

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





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 its accuracy. Buyer to conduct their own due diligence.