

Self Storage C of O Opportunity

ARGUS
SELF STORAGE ADVISORS

South Georgia Storage C of O Opportunity

209 Laurens Industrial Blvd.
Dublin, GA 31021

Presented by:

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LIST PRICE: \$2,600,000

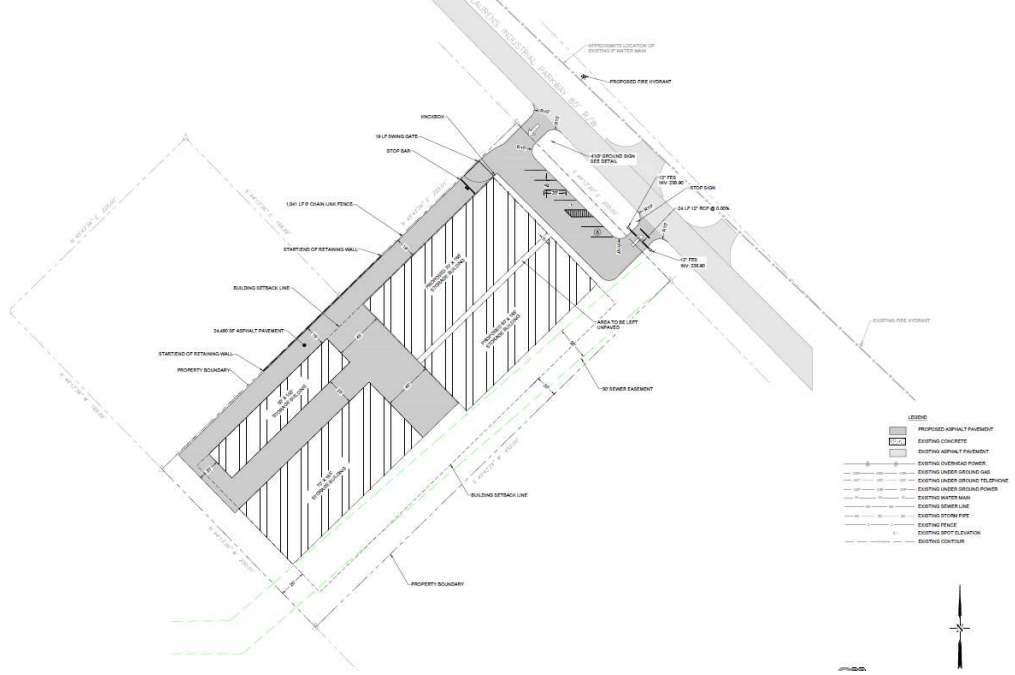
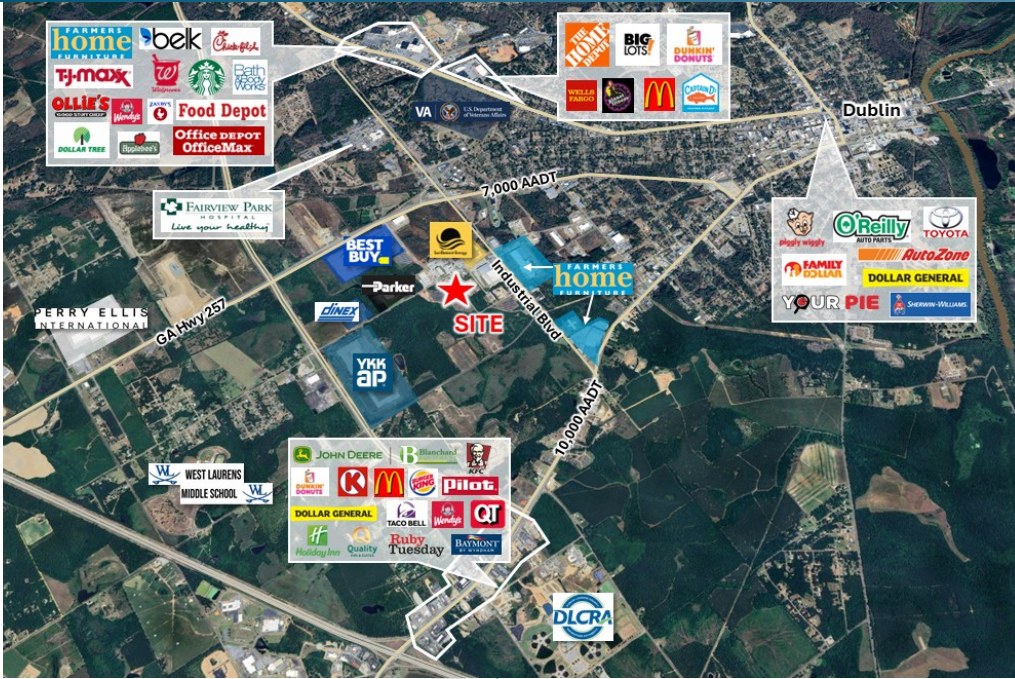
INVESTMENT HIGHLIGHTS

- Self-Storage C of O Opportunity in Dublin GA to be completed June 2025
- 4 buildings totaling 37,500 GSF | 32,550 NRSF | 292 units on 2.06 acres
- 24,750 SF of interior climate-controlled storage units and 7,800 SF of non-climate drive-up units
- The population is over 16,300 in 3 miles and 25,000 within 5 Miles
- Located in an industrial business district with proximity to Best Buy and Perry Ellis Distribution Centers, YKK AP America, and other large manufacturing centers
- Middle Georgia State University, the Stonewall Historic District, Dublin VA Medical Center and major retailers like Home Depot, Kroger, Chick Fila, and Starbucks nearby
- Sale contingent upon Certificate of Occupancy

PROPERTY HIGHLIGHTS

County: Laurens
RSF: 32,550 (24,750 SF climate + 7,800 SF non-climate)
Units: 292
Acres: 2.06





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 it's accuracy. Buyer to conduct their own due diligence.