Self Storage Lease-Up Opportunity

ARGUS
SELF STORAGE ADVISORS

Treasure Cove Storage

Treasure Cove STORAGE

481 Ohio Avenue
Fort Pierce, FL 34950

Presented by:

RYAN HANEY, JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC
904-591-1556 / ryan@coastalstorage.com
904-591-0140 / josh@coastalstorage.com

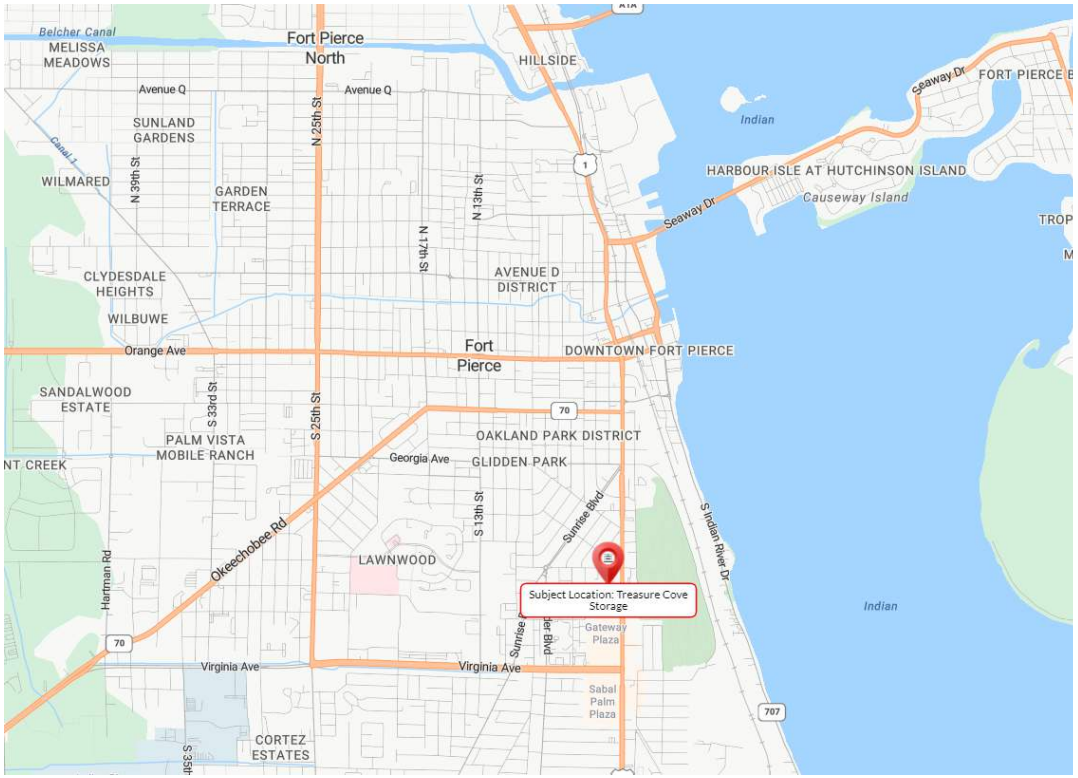
LIST PRICE: Unpriced

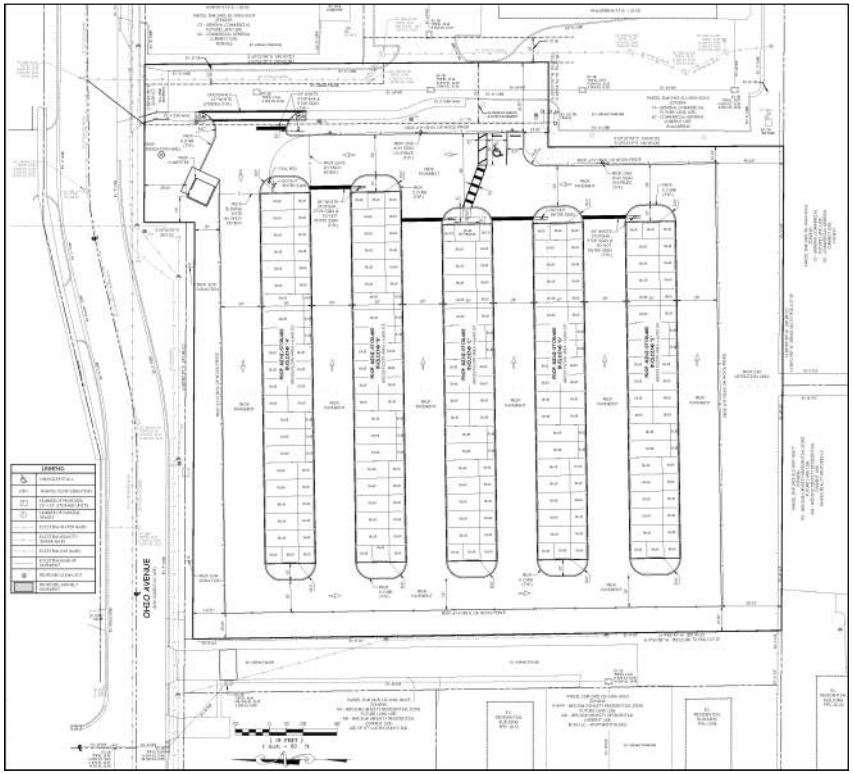
INVESTMENT HIGHLIGHTS

- Self-storage lease up opportunity in Fort Pierce, Florida on 2.65 +/- acres
- Great location and visibility just feet from US-1 with 32,000 cars per day
- 5 single-story buildings including 31,200 GSF | 30,900 RSF| 216 units of drive-up all climate-controlled storage
- Block construction with hurricane rated metal roofing and Icynene insulation
- Proximity to Hutchinson Island with dense condominium population lacking storage on the island
- Surrounded by major retailers like ALDI, Starbucks, Planet Fitness and Walgreens
- Excellent demographics with 51,130 population in 3 miles and low SF/capita
- Significant residential growth in the area totaling 3,686 mostly multi-family units in various stages of development
- State-of-the-art 4K security systems with Digital Watchdog software including 24/7 surveillance and remote access control
- Motion detection lighting in each unit and Janus electronic doors with remote controllability
- Upside potential with professional management
- No drive-up climate storage available in the market

PROPERTY HIGHLIGHTS

Units:	216
GSF:	31,200
RSF:	30,900
Acres:	2.65+/-





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.

COASTAL STORAGE GROUP