

# Self Storage Investment Opportunity



## Personal Mini Storage (Managed)



2025 Highway US 1  
Titusville, FL 32796

Presented by:

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**LIST PRICE: \$3,300,000**

**Call for Offers Due: Wednesday, October 15, 2025**

### INVESTMENT HIGHLIGHTS

- Fully stabilized self-storage facility in Titusville, FL on 4.97 +/- acres
- 8 single-story buildings and 8 Boxwell containers with mix of drive-up climate and non-climate storage and Boat/RV parking totaling 50,579 RSF | 227 units
  - ◊ 21,180 RSF | 172 drive up units with mix of climate and non-climate storage
  - ◊ 29,399 RSF | 55 RV & boat parking spots
- Great location and visibility along US-1 with 840' of frontage and 29,000 cars per day
- Buildings are steel metal construction built in 2013
- 2- gated entries, fully fenced with lighting, 24/7 surveillance cameras, and interior unit smart monitoring through Storage Defender that is available upon request
- Second rear access with gated keycode entry for Willow Lakes RV and Golf Resort 55+ Community
- Significant residential growth under development in the immediate area
- Upside in the potential for self-storage expansion

### PROPERTY DETAILS

Total RSF:	50,579
Total Units:	227
Acres:	4.97
# of Buildings:	8



