

Self Storage Investment Opportunity



South Georgia Storage



209 Laurens Industrial Boulevard
Dublin, GA 31021

Presented by:

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LIST PRICE: Unpriced

Call for Offers Due: Tuesday, September 15, 2026

INVESTMENT HIGHLIGHTS

- Self-Storage Lease UP Opportunity in Dublin GA Currently 40% and climbing!
- 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-fil-A, and Starbucks nearby
- This Facility is currently 40% Occupied and has shown consistent lease up since opened.

PROPERTY HIGHLIGHTS

County:

Laurens

RSF:

32,550 (24,750 SF climate + 7,800 SF non-climate)



