

All Safe Mini Storage Portfolio

Florida 7-Property Portfolio

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

LIST PRICE: \$10,200,000

INVESTMENT HIGHLIGHTS

- Value-add, hub-and-spoke self-storage portfolio comprising seven strategically located facilities throughout MacClenny, Florida
- 9.03 acres, 97,809 RSF, 765 units, manager/rental apartment, 30 current RV spots, and space for 15 additional RV spots
- Rare opportunity to become the market's leading self-storage operator through ownership of a majority of the existing self-storage supply
- Strategic proximity to Jacksonville and the First Coast Expressway, supporting significant infrastructure investment and anticipated growth throughout the surrounding area
- 60% portfolio occupancy providing meaningful upside potential through the implementation of professional management, enhanced digital marketing, and online leasing capabilities
- Diverse unit mix featuring climate-controlled storage, drive-up non-climate-controlled storage, and RV/boat parking
- Conveniently located near major retailers and national brands, including Walmart, Starbucks, and McDonald's
- Strong visibility and accessibility, with multiple locations along Highway 90, which experiences approximately 12,700 vehicles per day

PRESENTED BY

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