



For Sale

Ben's Self Storage • Value-Add

133 Kellerhals Lane • Fort Oglethorpe, TN 30742



SVN | Second Story is pleased to present for sale Ben's Self Storage, a premier self-storage facility located in Fort Oglethorpe, GA. This offering includes a sales office building, 11 self-storage buildings, 40 rentable RV/Camper/Boat parking spaces, an unrented ±960 SF warehouse building, and approximately 1.53 acres of developable land. The self-storage component comprises 591 units in total, of which 311 are climate-controlled, and currently achieves a total unit occupancy of approximately 81.5%.

The asset presents multiple value-add pathways for an investor:

- Lease-up of 115 vacant storage units and achieving full market rents
- Leasing the currently unrented ±960 SF warehouse building
- Expanding the overall property footprint using the ±1.53-acre developable parcel
- Operational enhancements such as instituting tenant insurance and administrative fees, neither of which are currently being captured

The property's location along the region's key artery, Battlefield Parkway, with close proximity to Interstate 75 and U.S. Route 27, ensures substantial visibility and access. Directly across the street, the Walmart Supercenter ranks #1 in the Chattanooga MSA and #2 in the state of Georgia, attracting more than 3 million visitors annually and driving consistent traffic and demand to the immediate trade area. Positioned within a fast-growing submarket of the Chattanooga metro area, the site is ideally situated to benefit from ongoing residential and commercial expansion, supporting sustained demand for personal and commercial storage solutions.

133 Kellerhals Lane
Fort Oglethorpe, GA 30742



The Offering

Sale Price ¹	\$9,950,000 \$119.55 PSF ²
In Place NOI	\$585,000
Cap Rate ²	6.20%

¹ Sales price reflects 1.53 AC valued at \$515,000

² Price per SF and Cap Rate based on \$9.435M

Property Summary

Market Area	Chattanooga MSA Catoosa County
Property Description	632 Units Self-Storage ±1.53 Acres Expansion Land
Unit Mix	311 Climate Controlled 280 Non-Climate Controlled ±960 SF Warehouse 40 Parking Spaces (RV/Camper/Boat)
Rentable SF	±78,920 SF
Total Land Area	±16.51 AC
Total Occupancy	81.5%



Investment Highlights

Prime Location

- Along Battlefield Parkway near I-75 and U.S. 27 with excellent visibility and access
- Across from the #1 visited Walmart in the Chattanooga MSA (#2 in Georgia, +3 million annual visitors)

Diverse Income Streams

- 591 storage units (311 climate-controlled), 40 RV/boat spaces, ±960 SF warehouse, ±1.53 AC developable land

Value-Add Lease-Up

- 81.5% total unit occupancy with 115 vacant units and below-market rents

Operational Upside

- No admin fees or tenant insurance currently in place

Expansion Potential

- ±1.53 AC of excess land offers room for additional units or complementary uses

Warehouse Lease Opportunity

- ±960 SF warehouse currently occupied by owner, available to rent 12 months post-sale

Growing Submarket

- Continued residential and commercial development driving storage demand

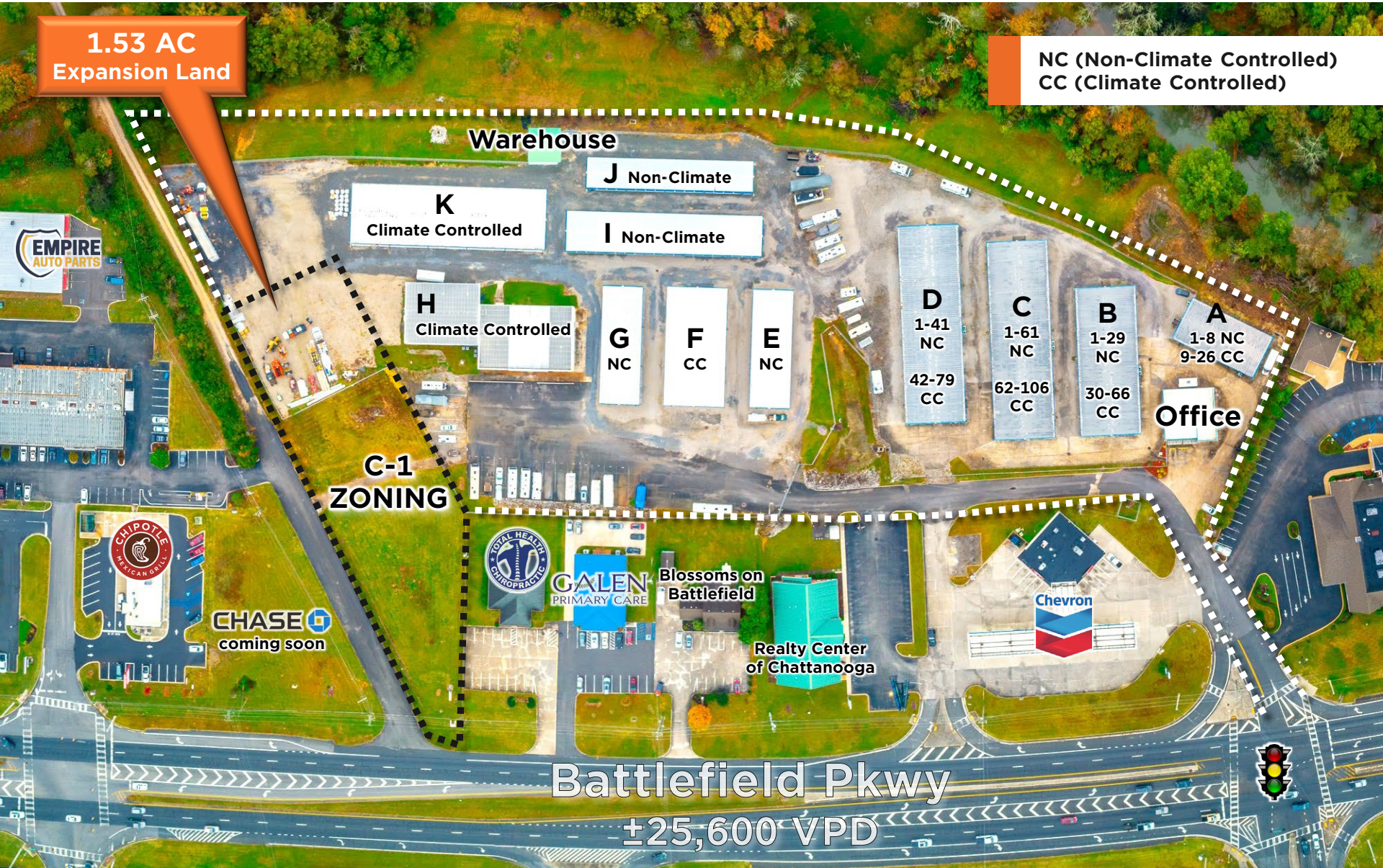
Proximity to Chattanooga

- Less than 10 miles from downtown, serving both GA & TN



1.53 AC
Expansion Land

NC (Non-Climate Controlled)
CC (Climate Controlled)



Property Specifications

Climate Controlled	311 Units
Non-Climate Controlled	280 Units
Warehouse Building	±960 SF
RV/Camper/Boat Parking	40 Spaces
Total Facility Units	632 Units
Total Rentable SF	±78,920
Number of Buildings	13
Unit Occupancy	81.5%
SF Occupancy	83.6%
Economic Occupancy	77.0%
Years Built	1997 & 2005
Years Expanded	2007, 2020, 2022
Management	Owner-Operated

Site Description

Land Area	±16.51 Acres
Zoning	C-2 special exemption DD allows self storage C-1 (±1.53 AC) traditional retail
Parcel Numbers	0013A024, 0013A02, 13A028002, 13A028001
Fencing	Chain-Link
Parking Surface	Paved & Gravel
Entry	Automatic Gate Keypad Entry
Security	56 Cameras

Building Construction

Foundation	Concrete
Framing	Steel
Roof	Standing Seam



Unit Mix

CLIMATE CONTROLLED STORAGE UNITS

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Potential Monthly Total	Potential Annual Total
5 x 5	25	6	6	0	150	\$47	\$282	\$3,384
5 x 10	50	55	36	19	2,750	\$72	\$3,960	\$47,520
5 x 13	65	1	1	0	65	\$65	\$65	\$780
5 x 15	75	19	16	3	1,425	\$83	\$1,577	\$18,924
10 x 10	100	110	83	27	11,000	\$129	\$14,190	\$170,280
10 x 13	130	4	3	1	520	\$138	\$552	\$6,624
10 x 15	150	49	38	11	7,350	\$165	\$8,085	\$97,020
10 x 20	200	55	38	17	11,000	\$215	\$11,825	\$141,900
10 x 25	250	12	12	0	3,000	\$249	\$2,988	\$35,856
TOTALS		311	233	78	37,260		\$43,524	\$522,288

NON-CLIMATE CONTROLLED STORAGE UNITS

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Potential Monthly Total	Potential Annual Total
5 x 10	50	54	31	23	2,700	\$62	\$3,348	\$40,176
5 x 15	75	14	11	3	1,050	\$73	\$1,022	\$12,264
10 x 10	100	64	58	6	6,400	\$89	\$5,696	\$68,352
10 x 15	150	41	38	3	6,150	\$114	\$4,674	\$56,088
10 x 20	200	71	71	0	14,200	\$142	\$10,082	\$120,984
10 x 25	250	12	10	2	3,000	\$165	\$1,980	\$23,760
10 x 30	300	24	24	0	7,200	\$198	\$4,752	\$57,024
TOTALS		280	243	37	40,700		\$31,554	\$378,648

Unit Mix (continued)

WAREHOUSE

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rate	Potential Monthly Total	Potential Annual Total
30 x 32	960	1	0	1	960	\$600	\$600	\$7,200
TOTALS		1	0	1	960		\$600	\$7,200

PARKING

Unit Size	Total Units	Occupied	Vacant	Current Rate	Potential Monthly Total	Potential Annual Total
8 x 12	1	1	0	\$59	\$59	\$708
12 x 25	6	6	0	\$75	\$450	\$5,400
12 x 35	3	3	0	\$59	\$177	\$2,124
12 x 40	8	7	1	\$59	\$472	\$5,664
12.9 x 20	1	1	0	\$54	\$54	\$648
12.9 x 30	2	2	0	\$59	\$118	\$1,416
12.9 x 40	18	18	0	\$59	\$1,062	\$12,744
100 x 100	1	1	0	\$313	\$313	\$3,756
TOTALS	40	39	1		\$2,705	\$32,460

	Total Units	Occupied	Vacant	Total Rentable SF	Potential Monthly Total	Potential Annual Total
FACILITY TOTALS	632	515	117	78,920	\$78,383	\$940,596





Directly Across from the Chattanooga MSA's #1 Visited Walmart (+3 Million Annual Visitors)*



*Data derived from Placer.ai

Surrounding Residential Growth | Expanding residential base drives storage demand



Chattanooga, TN | Fast-Growing, Tech-Enabled, Investor-Friendly

Population Growth

+5.5%

over the
past 5 years

Internet Speeds

1st

first U.S. city with
1 gigabit-per-second
fiber network

Tourism Impact

\$1.5B+

in local tourism
spending from
15M+ visitors
annually

Cost of Living

~10%

below the
national average

Vibrant, Expanding Economy

- Over \$4B in recent corporate investment from Volkswagen, Amazon, Alstom, Wacker Polysilicon, and others
- Strong base of manufacturing, industrial, and distribution employment
- “Gig City:” Growing technology hub offering the fastest municipal internet grid in the Western Hemisphere
- Expanding population and workforce driving housing, retail, and commercial demand

New major developments supporting tourism and lifestyle growth:

- The Bend: 120-acre mixed-use riverfront project with +450 residential units, +300K SF retail/entertainment, +700K SF office, +250 hotel rooms, and 300 marina slips
- ONE Riverfront: Comprehensive revitalization of the riverfront district with new housing, business space, and pedestrian-focused public realm improvements

Demographics



POPULATION

3 MILES 5 MILES 10 MILES

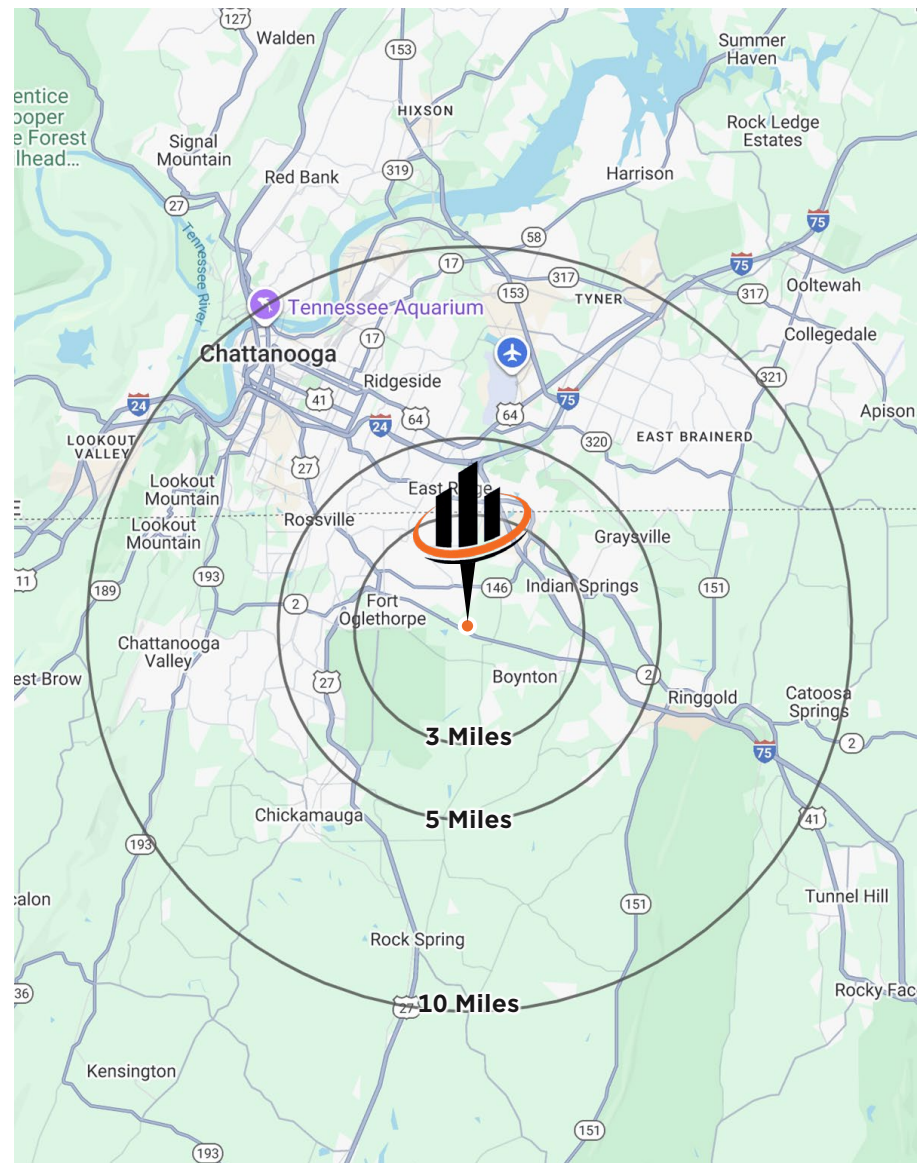
Total Population	25,016	80,084	278,530
2029 Projection	25,878	83,427	294,751
Median Age	43.1	41.4	39.4

HOUSEHOLDS & INCOME

3 MILES 5 MILES 10 MILES

Total Households	10,260	32,279	112,262
Persons Per HH	2.4	2.4	2.4
Average HH Income	\$71,983	\$73,324	\$77,685
Median Home Value	\$198,506	\$187,606	\$221,352

Demographics data derived from: AlphaMap & CoStar





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