

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

**SunCo Storage**



4648 US-90

Marianna, FL 32446

Presented by:

**JOSH KOERNER & CARRIE STOWELL**

Coastal Storage Group, LLC

904-591-0140 | [josh@coastalstorage.com](mailto:josh@coastalstorage.com)

904-386-4976 | [carrie@coastalstorage.com](mailto:carrie@coastalstorage.com)



**LIST PRICE: \$2,000,000**

## INVESTMENT HIGHLIGHTS

- Fully Stabilized Self Storage Facility situated on 6.3+/- acres in Marianna, Florida
- 10 buildings totaling 22,605 GSF | 22,480 RSF consisting of 195 drive-up units
- Fully fenced and secure, featuring keypad-controlled access and video surveillance
- Remotely managed with strong historical performance and consistently high occupancy - currently at 94%
- Outstanding visibility and access along US-90 with 22,000 vehicles per day
- Located along a high-traffic corridor, adjacent to national tenants including Hardee's, CVS, O-Reilly Auto Parts, and AutoZone
- Additional 3.91+/- acres of land for expansion included as part of the sale
- Upside in professional management and optimized rental rate strategies

## PROPERTY DETAILS

**GSF:** 22,605

**NRSF:** 22,480

**Units:** 195

**Acres:** 6.3

**Occupancy:** 94%





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 its accuracy. Buyer to conduct their own due diligence.