

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Kingsland Self Storage

451 W Williams Avenue
Kingsland, GA 31548

Presented by:

JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC

904-591-0140

josh@coastalstorage.com

RYAN HANEY

Coastal Storage Group, LLC

904-591-1556

ryan@coastalstorage.com

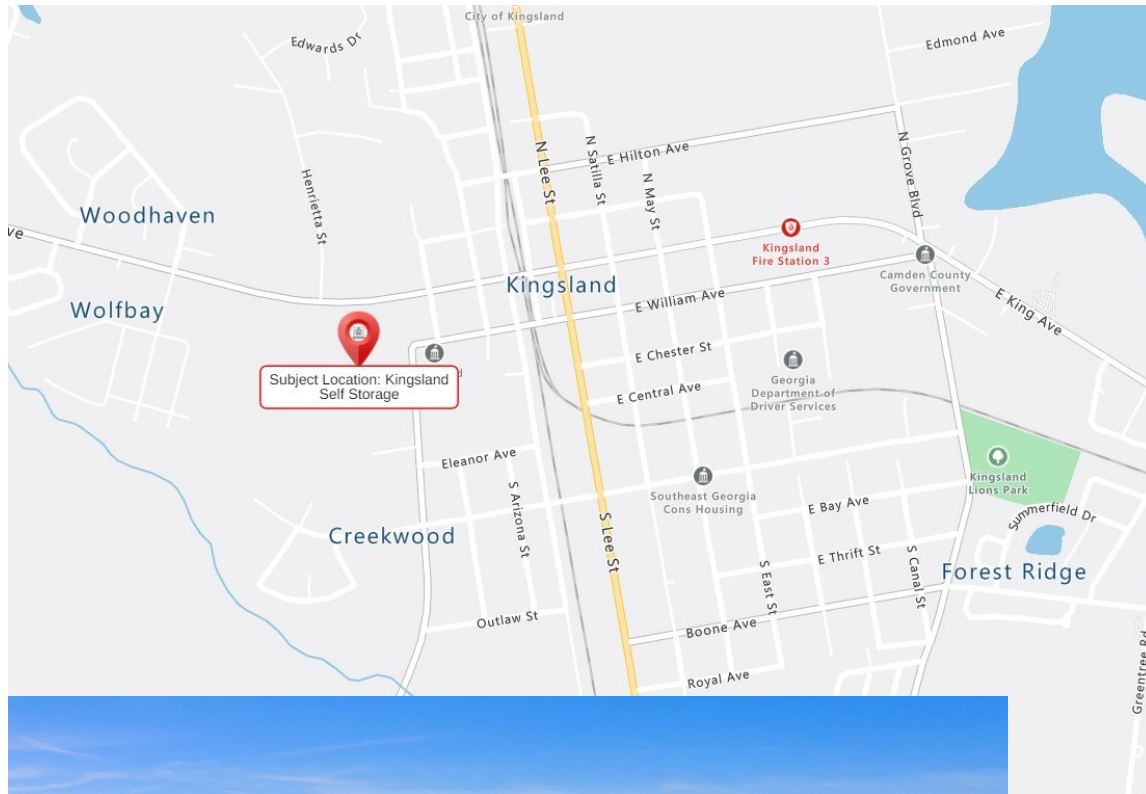
LIST PRICE: Call for Offers - Due: August 13, 2024

INVESTMENT HIGHLIGHTS

- 5.52 acre Self Storage and Boat/RV Storage facility in downtown Kingsland, Georgia
- 15,000 RSF of climate-controlled storage with a 24/7 self-service kiosk
- Upside in rent increases and marketing
- 26+ Covered Boat/RV parking spaces currently in lease-up
- 4,768 SF of Industrial space including 4 garage bays and 2 apartments/offices (tenants in place) on 2.75 acres with room for storage expansion
- 550+ Feet frontage along W King Street, a major thoroughfare connecting Kingsland, St. Mary's and Kings Bay Naval Base with 9,980 AADT
- Substantial population growth and new development in the market
- Major retailers Ace Hardware, Family Dollar, and O'Reilly Auto Parts within proximity
- **Owner financing available**

PROPERTY DETAILS

Total Rentable SF:	15,000
Year Built:	2005
Number of Units:	224
Acreage:	5.52
Land for Expansion:	Yes



Previously



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 it's accuracy. Buyer to conduct their own due diligence.