

Self Storage Portfolio Opportunity



Gulf Breeze Storage

3120 Gulf Breeze Pkwy

Gulf Breeze, FL

&

Fort Storage

4114 Avalon Blvd.

Milton, FL 32583

Presented by:

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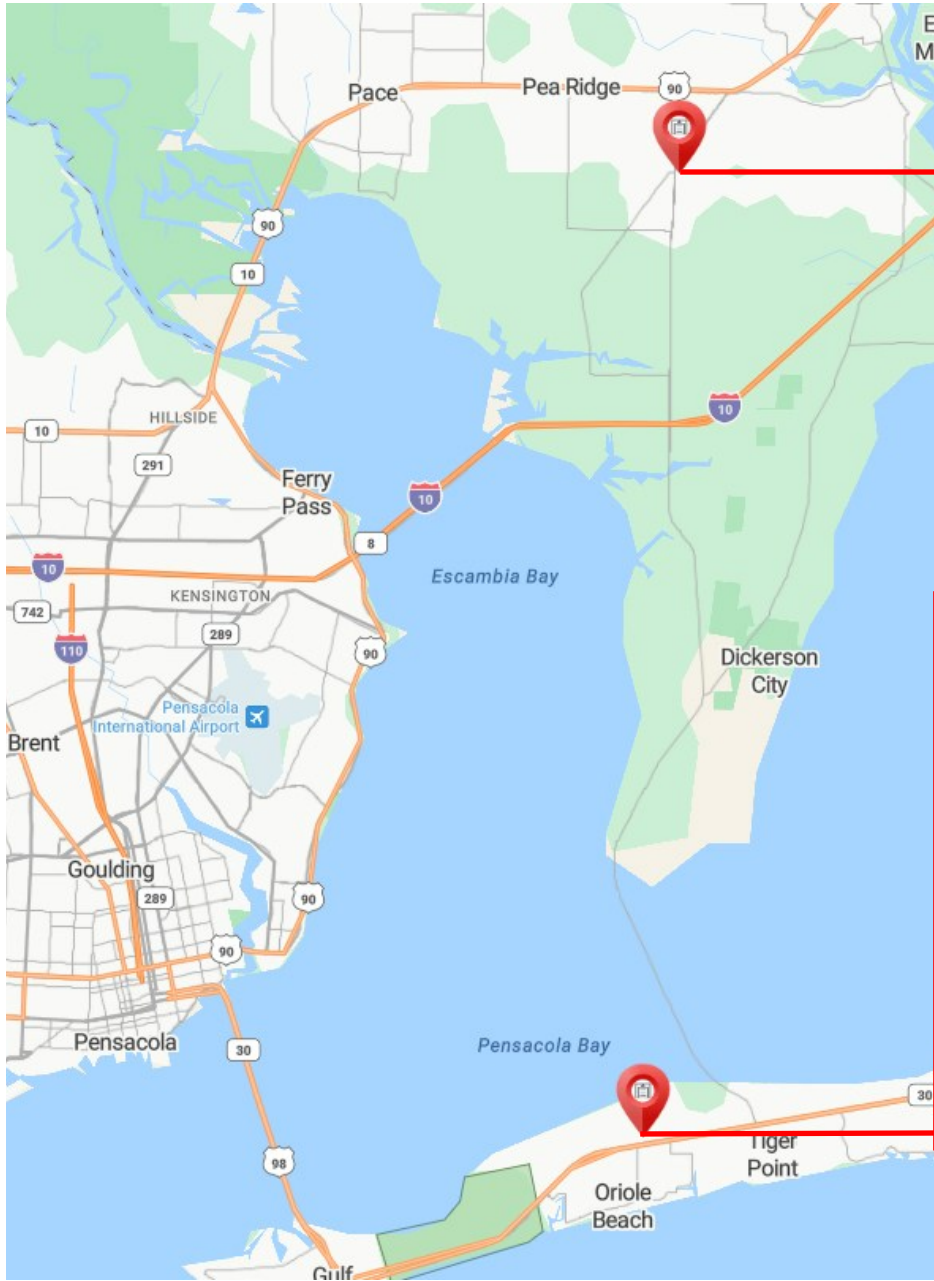


Call for Offers Due: Wednesday, June 17, 2026

INVESTMENT HIGHLIGHTS

- **Northwest Florida Portfolio** – Two self storage facilities located in Santa Rosa County, Florida, serving the Gulf Coast corridor between Gulf Breeze and Milton
- **Scale & Diversity** – 1,221 units across 155,050+ RSF of climate-controlled and drive-up storage
- **Stabilized Core Asset** – Gulf Breeze Storage operates at 91.98% unit occupancy and 93.20% SF occupancy – a stabilized, cash-flowing asset in a high-barrier coastal submarket
- **Value-Add Opportunity** – Fort Storage presents a compelling value-add opportunity with current unit occupancy of 79.4%, offering significant upside through rental rate growth, enhanced marketing, and tenant insurance implementation
- **Strong Market Fundamentals** – Both facilities benefit from strong regional demand drivers including population growth, NAS Pensacola military activity, coastal second-home market, and Sun Belt in-migration
- **Portfolio Must Be Purchased Together** – Properties must be acquired as a combined portfolio, providing an investor immediate scale and diversification across two complementary Santa Rosa County locations
- Click [HERE](#) for Gulf Breeze Storage drone video
- Click [HERE](#) for Fort Storage drone video

	RSF	Total Units	Unit Occupancy	SF Occupancy
Gulf Breeze Storage	55,535	424	91.98%	93.20%
Fort Storage	99,515	797	79.40%	84.10%
Total/Average	155,050	1,221	85.69%	88.65%



Fort Storage—Milton, FL



Gulf Breeze Storage—Gulf Breeze, FL

