

Mulberry Self Storage

Exclusively presented by:
Florida Real Estate Acquisitions LLC

Broker/Agents:

Larysa Torkaman
(561) 909-9575

floridarealt@gmail.com

Mir Ali
(772) 678-2151

MirAli.FREA@gmail.com



Executive Summary

Property Name: Mulberry Self Storage

Location: Angle Road and 39th St,
Fort Pierce, FL 34947

County: Saint Lucie County

State: Florida



Property Overview

- **Land Area: 3.6 acres**
- **41,000 Sqft facility**
- **5 Buildings comprising of 413 units**
- **Mixed climate controlled units and sizes**
- **In path of major residential development**



Property Facts

- **Price:** \$5,500,000
- **Price Per SF:** \$250
- **Property Type:** Self-Storage (Specialty)
- **Sale Type:** Investment
- **Cap Rate:** 7%
- **Construction Status:** Under Construction
- **Projected completion date:** January 2025
- **Building Size:** 22,000 SF
- **Sale Conditions:** 1031 Exchange, Seller Financing, Cash

Location & Accessibility - PRIME LOCATION

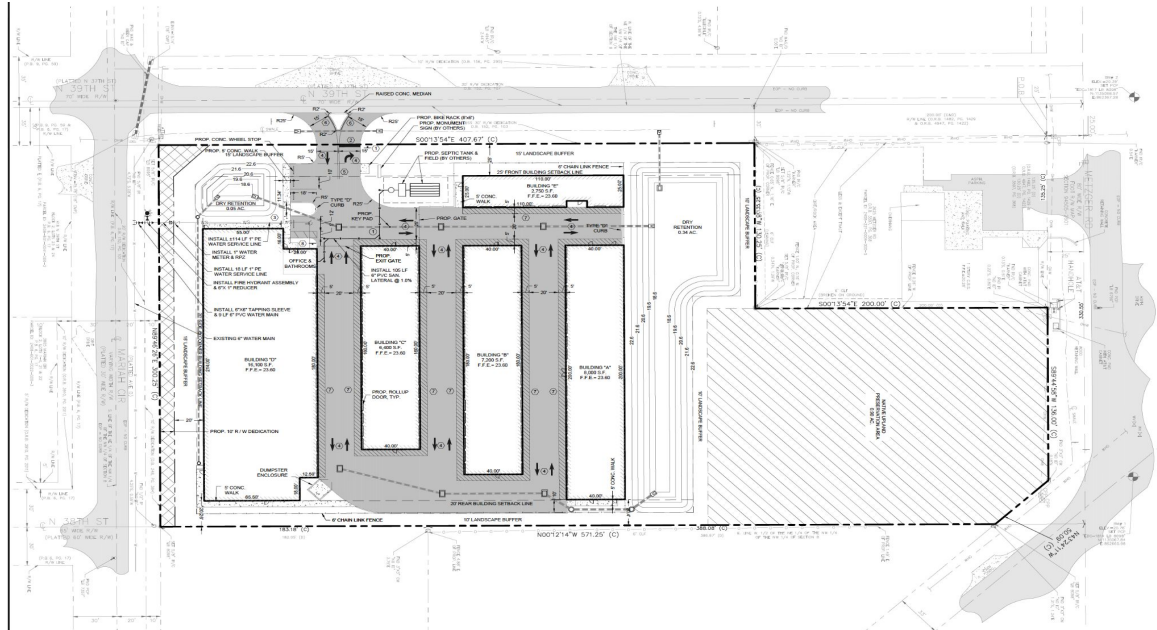
- **Address:** 500 N 39th St, Fort Pierce, FL 34947
- Situated in the growing St Lucie County
- Accessible via major roads and highways
- 3 to 5 times faster population growth projections for 2035 than any other South Florida County



Investment Highlights

- **High Demand:** Increasing need for self-storage facilities in growing communities.
- **Modern Facilities:** State-of-the-art construction expected to be completed by 2026.
- **Attractive Cap Rate:** 7% cap rate offers a promising return on investment.
- **Strategic Location:** Located in a bustling area with high traffic and visibility.

Site Plan



SITE AND UTILITY PLAN

SCALE: 1"=20'



GRAPHIC SCALE

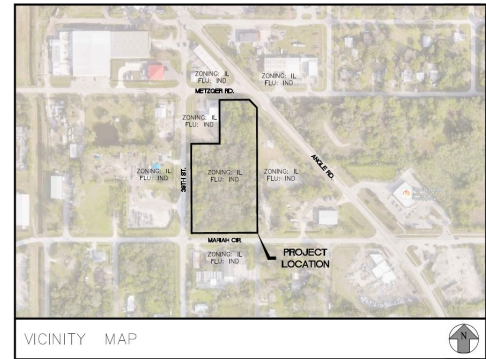
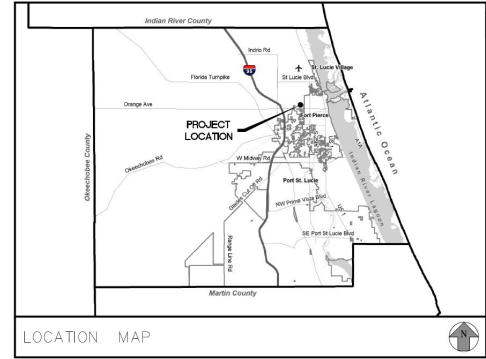
(IN FEET)

1" = 20' = 8

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED 1/2" W/ OBSTRUCTION

SIGNAGE & PAVEMENT MARKING SCHEDULE		
NO.	SIZE	DESIGNATION / NOTES
(1)	36"	BLK 1" TYPED SIGN
(2)	24"	SOLID WHITE STOP BAR
(3)	12"	PEB-20-08-01 PAVING SIGN, SEE DETAIL SHEET C-1
(4)		PAVEMENT MARKINGS WITH FROST INDEX #111,081
(5)	4"	SOLID POLYMER YELLOW STRIPING
(6)	4"	SOLID YELLOW STRIPING
(7)		TEXTURIZED LANDING ZONE (SEE DETAIL SHEET C-1)
(8)		BLK 1" NO. 101 EXTENT SIGN



Contact Information

Broker/Agents:

Larysa Torkaman
(561) 909-9575
floridarealt@gmail.com

Mir Ali
(772) 678-2151
MirAli.FREA@gmail.com