



America's Premier Self Storage Brokers

Safe-Stor Self Storage
5653 Highway 25
Flowood, MS 39232

Listing Brokers:

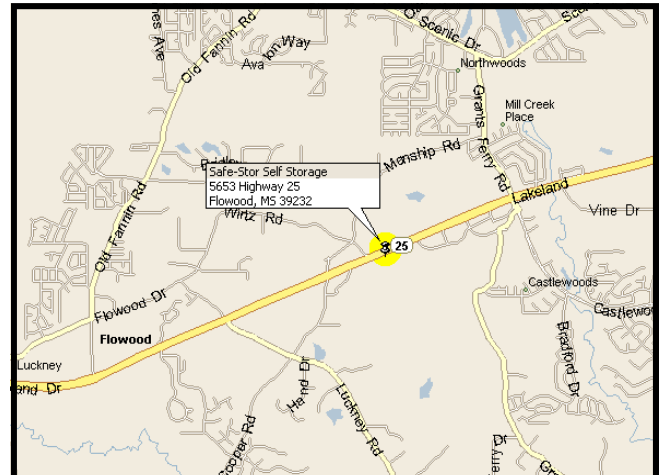
C. William Barnhill, CCIM
Stuart LaGroue
Phone: 251-432-1287
barnhill@selfstorage.com
stuart@selfstorage.com



SALIENT DATA

Price:	\$3,400,000
Total Units:	262
Rentable Square Feet:	39,116
Total Land Area:	2.823 +/- Acres
Land for Expansion:	No
Year Built:	March 2008

- A former Winn-Dixie Grocery Store that has been converted into an all climate controlled self storage facility
- Located in High Growth Area
- Penske Truck Rentals
- High Traffic Count



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.