

# FOX RUN STORAGE

183 Fox Run Rd. | St. George, SC 29477



## OFFERING SUMMARY

**Sale Price:** \$315,000

**Price / SF:** \$80.76

**Lot Size:** 13.34 Acres

**TMS No.** 090-00-00-145

**Building Size:** 3,900 SF

**Market:** Charleston MSA

**Submarket:** Summerville

## PROPERTY OVERVIEW

Well located self storage facility, totaling approx. 3900 total sq. ft., with 48 units.

Facility is enclosed by chain link security fence with coded gate access.

Additional acreage for expansion, redevelopment.

Ideally located near major industrial centers in Dorchester County. Minutes from I-95 and I-26.

Less than 20 minutes to major manufacturers in Dorchester and Berkeley Counties.

45 minutes to Boeing and CHS International.

Great opportunity to enter the self storage industry.



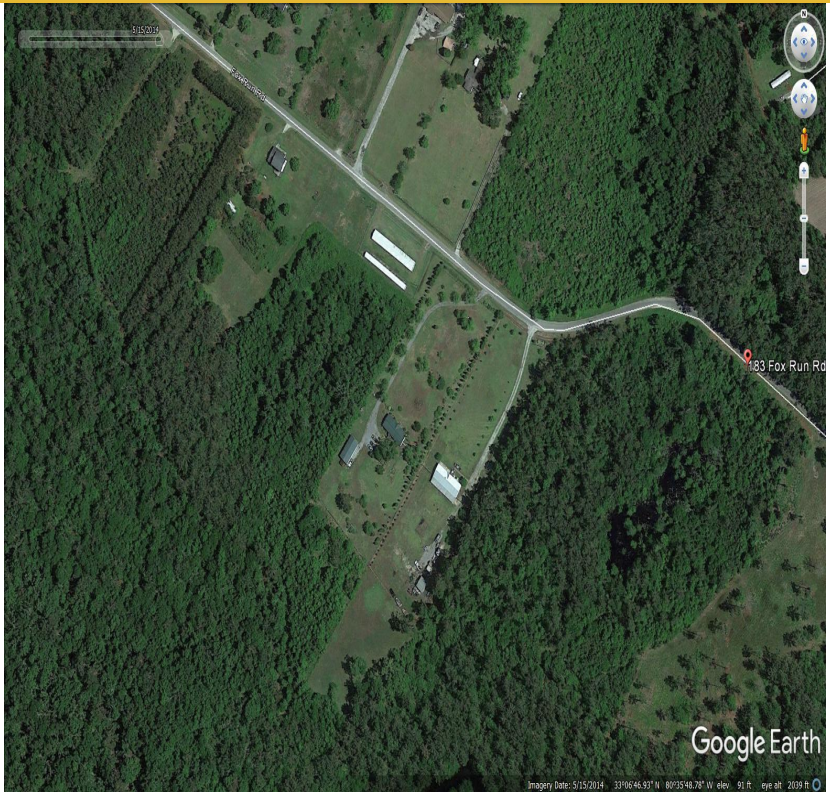
**COMMERCIAL INVESTMENT**  
G R O U P

Office  
843.406.7979



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## UNIT MIX

Unit Type	Size	Units	Total SqFt	Rate	Rate/SqFt	Gross/Month
Storage	4x8	6	192	\$40	\$1.25	\$240
	5x10	14	700	\$55	\$1.10	\$770
	8x8	2	128	\$50	\$0.78	\$100
	10x10	24	2400	\$75	\$0.75	\$1800
Parking		3		\$65		\$195
Totals		51	3900		\$0.86	\$3,305



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Commercial Investment Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

## FOR MORE INFORMATION:

P. John DeStefano  
President | Broker In Charge  
843.406.7979  
[pid@cominvestgroup.com](mailto:pid@cominvestgroup.com)  
SC #8249 Broker

**Commercial Investment Group, LLC**  
1910 Capri Dr. Charleston, SC