

# 3003 SCARLETT STREET

BRUNSWICK, GA 31520

**SELF STORAGE/ SMALL BAY  
INVESTMENT OPPORTUNITY**

**± 76,664 Square Feet | Glynn County**

## LOCAL MARKET EXPERTS:

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**NEWMARK**  
PHOENIX REALTY GROUP  
MAY 2026

# THE DEAL PROFILE

- 18k SF Self Storage Currently in Lease-Up
- 51k SF Small Bay w/ stable Tenant Base
- Value-Add potential via Occupancy Growth
- Great Exposure on I-95 (AADT 61,000)
- Separately parceled and metered
- Well Diversified investment in growing area of Coastal Georgia

# FINANCIAL SUMMARY

## CLIMATE CONTROLLED TOTALS

|                                 |            |
|---------------------------------|------------|
| <b>Total Units:</b>             | 152        |
| <b>Occupied Units:</b>          | 59         |
| <b>Vacant Units:</b>            | 82         |
| <b>Average Occupancy:</b>       | 38.82%     |
| <b>Gross Monthly Potential:</b> | \$16,140   |
| <b>Current Monthly Income:</b>  | \$6,978.75 |

## CLIMATE CONTROLLED + OUTDOOR PARKING COMBINED

|  |             |
|--|-------------|
| <b>Total Building SF:</b>              | 25,193 SF   |
| <b>Total Leasable SF:</b>              | 18,001 SF   |
| <b>Total Units:</b>                    | 208         |
| <b>Occupied Units:</b>                 | 101         |
| <b>Vacant Units:</b>                   | 96          |
| <b>Overall Occupancy:</b>              | 48.56%      |
| <b>Gross Monthly Potential Income:</b> | \$25,805    |
| <b>Current Monthly Income:</b>         | \$14,063.75 |

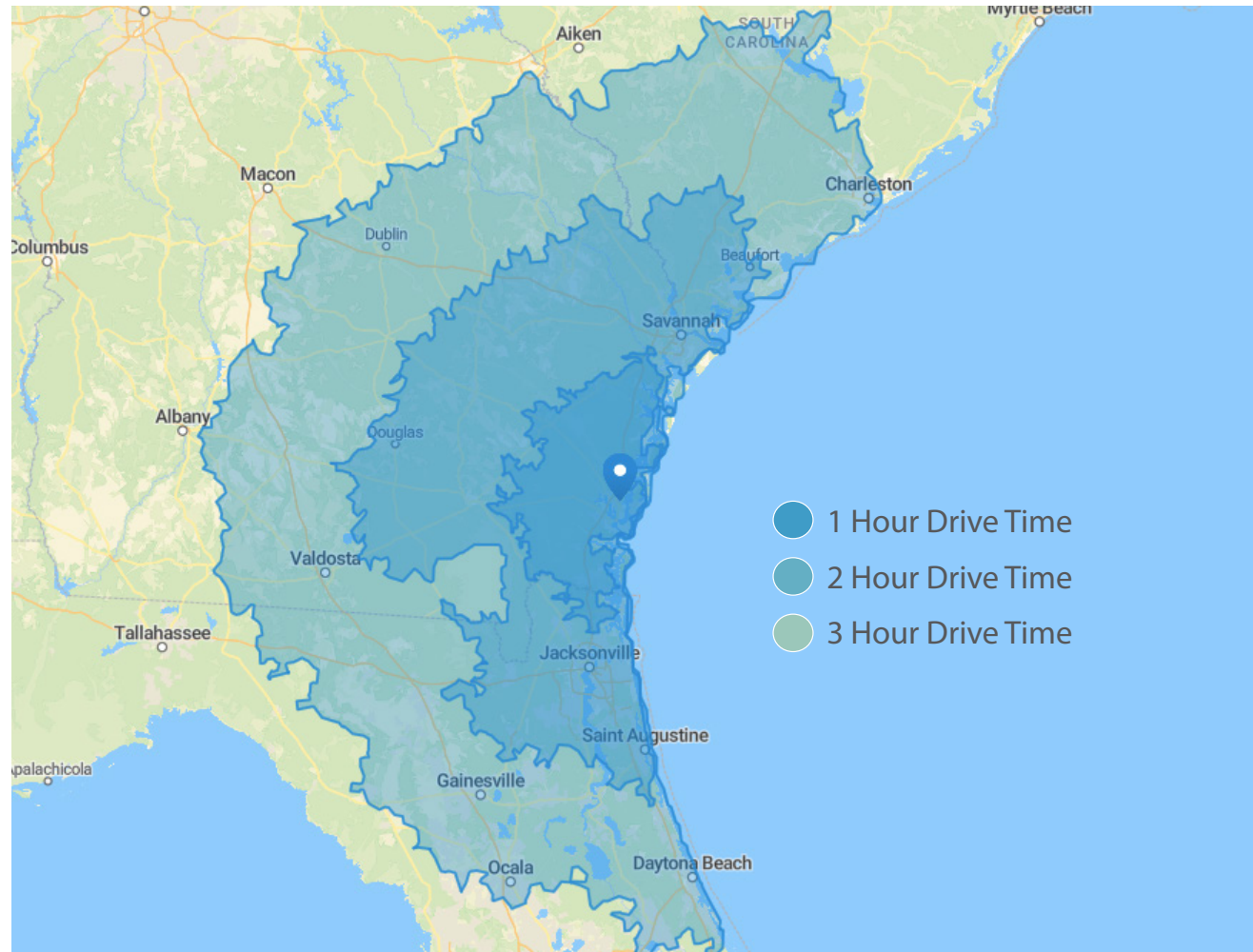
## OUTDOOR / RV & BOAT STORAGE TOTALS

|                                 |         |
|---------------------------------|---------|
| <b>Total Units:</b>             | 56      |
| <b>Occupied Units:</b>          | 42      |
| <b>Vacant Units:</b>            | 14      |
| <b>Average Occupancy:</b>       | 75.00%  |
| <b>Gross Monthly Potential:</b> | \$9,665 |
| <b>Current Monthly Income:</b>  | \$7,085 |

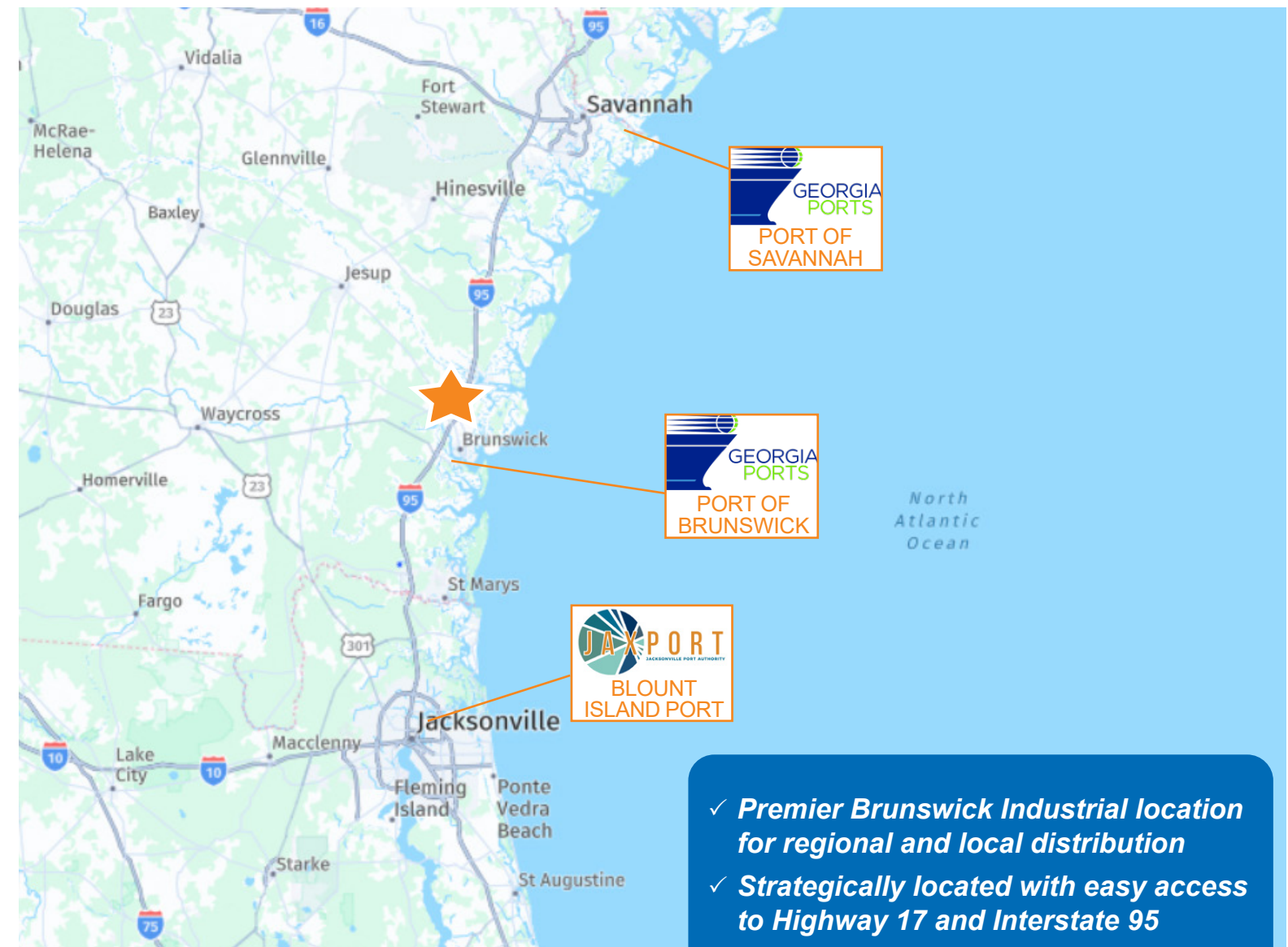
## SMALL BAY UNITS

|                                 |           |
|---------------------------------|-----------|
| <b>Total SF:</b>                | 51,471 SF |
| <b>Total Units:</b>             | 19        |
| <b>Occupied Units:</b>          | 15        |
| <b>Vacant Units:</b>            | 4         |
| <b>Average Occupancy:</b>       | 78.9%     |
| <b>Gross Monthly Potential:</b> | \$40,178  |
| <b>Current Monthly Income:</b>  | \$29,738  |

# STRATEGIC LOCATION



| Point of Interest                | Time    | Miles         |
|----------------------------------|---------|---------------|
| <b>I-95</b>                      | 1 mins  | 0.5           |
| <b>US-17/Hwy-82</b>              | 0 mins  | Direct Access |
| <b>Port of Brunswick</b>         | 10 mins | 4.6           |
| <b>Jax International Airport</b> | 46 mins | 51.3          |
| <b>JaxPort</b>                   | 55 mins | 59.0          |
| <b>Port of Savannah</b>          | 1.2 hr  | 82.5          |



- ✓ Premier Brunswick Industrial location for regional and local distribution
- ✓ Strategically located with easy access to Highway 17 and Interstate 95

# AERIAL PHOTOS



# BUILDING PHOTOS



# INTERIOR PHOTOS

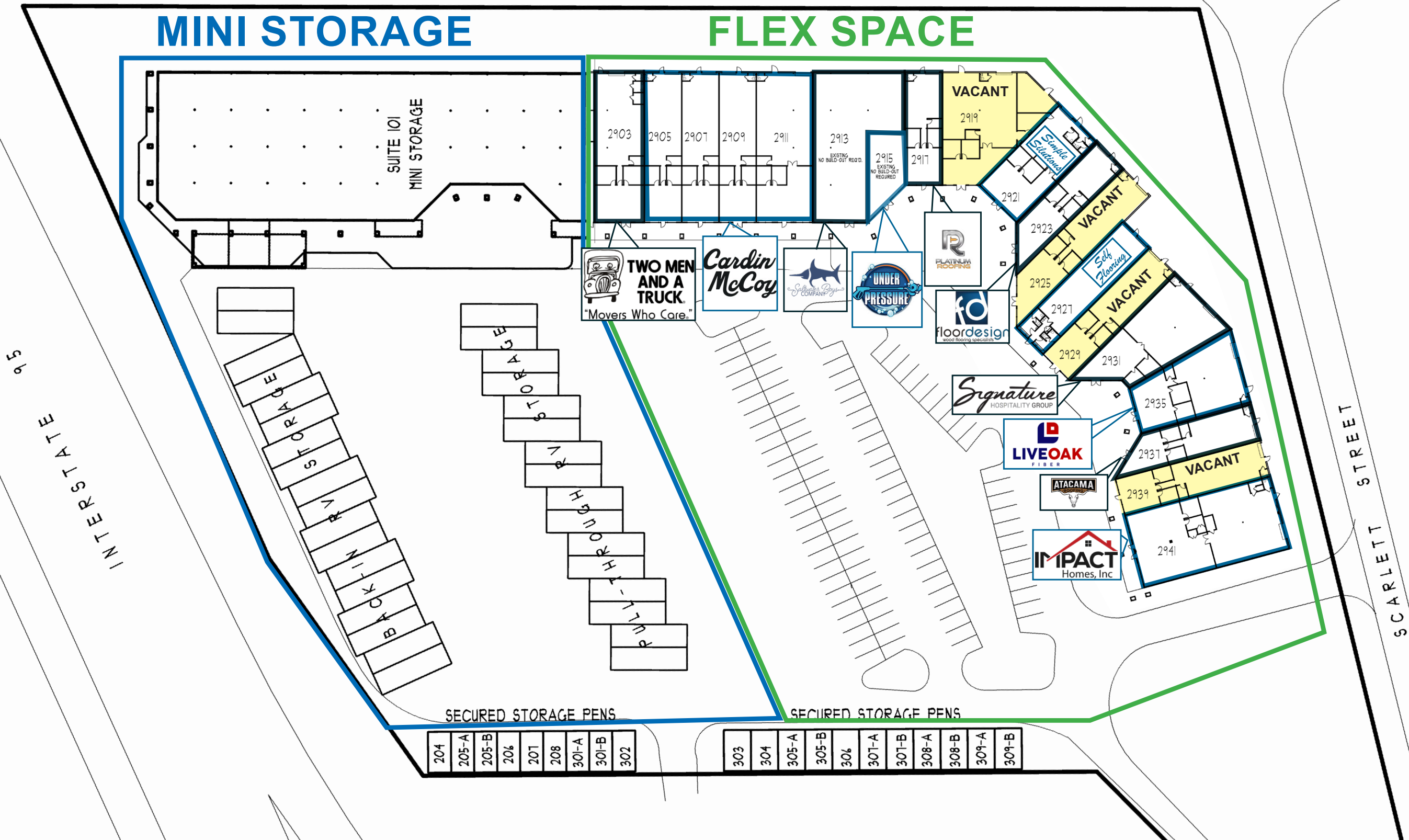


# TENANT MAP

PICRIC STREET

## MINI STORAGE

## FLEX SPACE



INTERSTATE 39

SCARLETT STREET

SECURED STORAGE PENS

SECURED STORAGE PENS

- 204
- 205-A
- 205-B
- 206
- 207
- 208
- 301-A
- 301-B
- 302

- 303
- 304
- 305-A
- 305-B
- 306
- 307-A
- 307-B
- 308-A
- 308-B
- 309-A
- 309-B

# MARKET EXPERTS

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