



America's Premier Self Storage Brokers



**AMERISTOR
2364 TOBACCO ROAD
AUGUSTA, GA 30906**

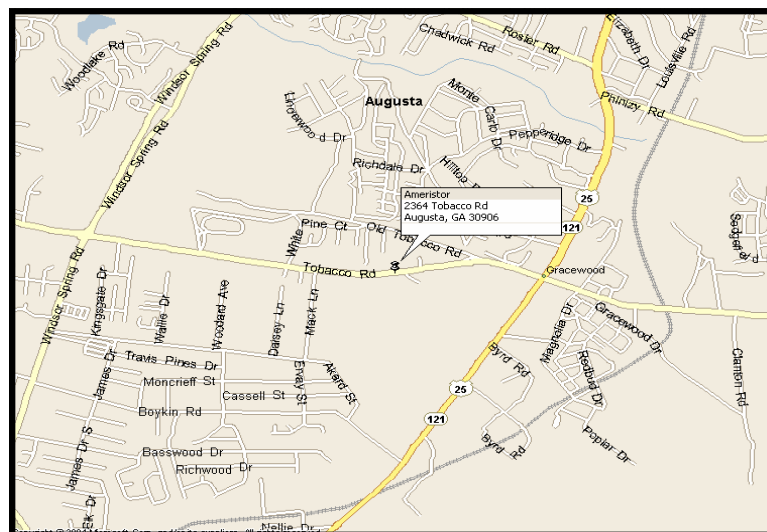
Listing Broker: **DALE C. EISENMAN, CCIM**
MIDCOAST PROPERTIES, INC.
PHONE: 843-342-7650
FAX: 843-342-2243
dale@midcoastproperties.com



SALIENT DATA

Price:	\$4,200,000
Total Units:	443/565
Rentable Square Feet:	62,540/82,040
Total Square Feet:	83,800 approx.
Total Land Area:	5.17 Acres
Number of Buildings:	11

- Currently 62,540 RSF
- Expansion underway of 19,500 RSF
- By December 2006, this property will offer 82,040 RSF
- Lighted, digital gate, fenced
- 5.17 acres
- Excellent Visibility on 4 lane road



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.