

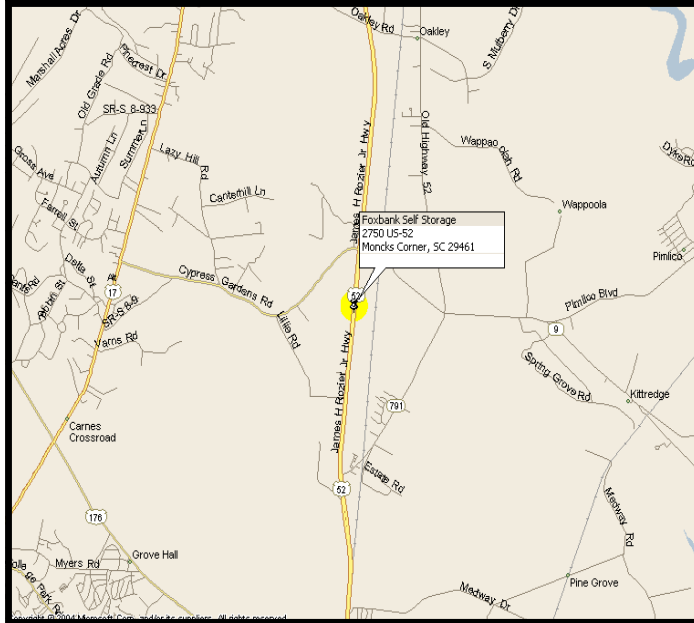


America's Premier Self Storage Brokers



**Foxbank Self Storage**  
**2750 Highway 52**  
**Moncks Corner, SC 29461**

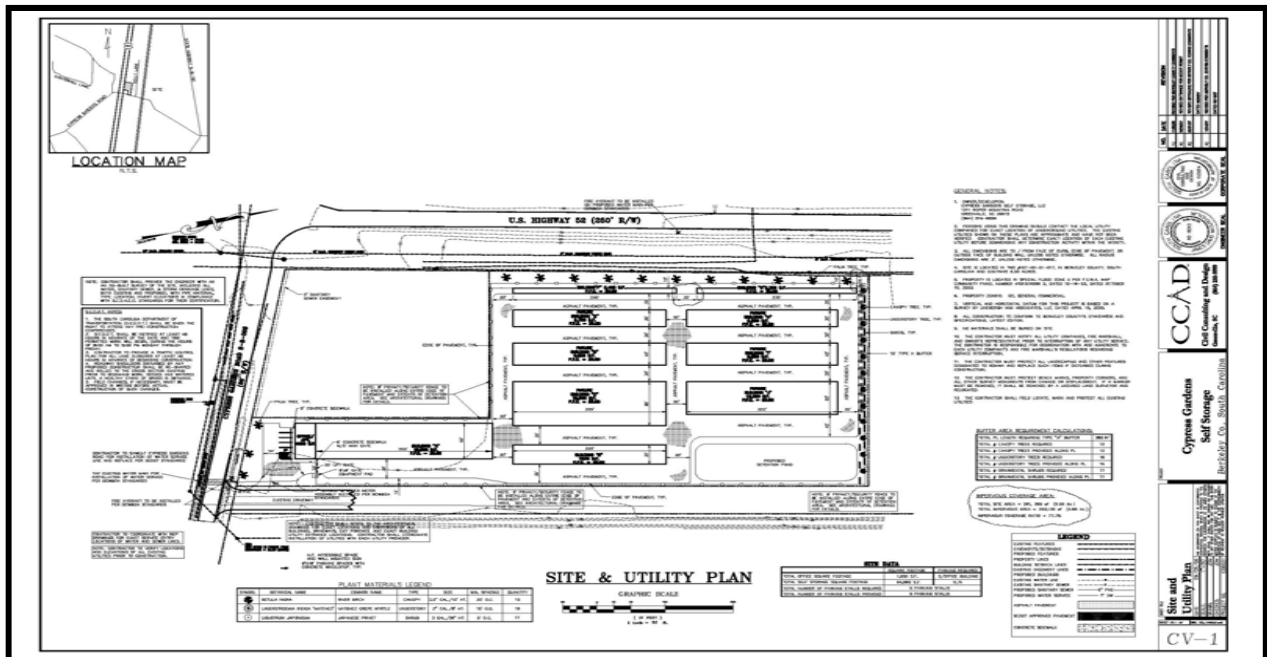
Listing Broker: **P. John DeStefano**  
**Commercial Investment Group, LLC**  
**Phone: 843-406-7979**  
**Fax: 843-906-9812**  
**pjd@cominvestgroup.com**



**SALIENT DATA**

<b>Price:</b>	\$1,200,000
<b>Total Square Feet:</b>	90,000
<b>Rentable Square Feet:</b>	87,835
<b>Total Land Area:</b>	6 Acres

- Fully permitted site ready for construction
- Approved for up to 90,000 SF
- Located directly across major 4 lane from planned anchored commercial development
- Numerous housing developments surround the site
- Located within 2 miles from Google Data Center



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.