



America's Premier Self Storage Brokers



**B & G Climate Control Warehouse
1025 Tommy Munro Drive
Biloxi, MS 39532**

Listing Brokers:

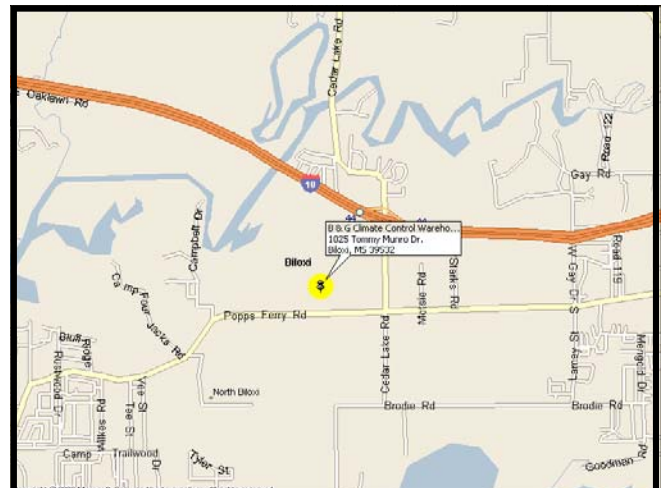
**C. William Barnhill, CCIM
Stuart LaGroue, Associate Broker
Omega Properties, Inc.
Phone: 251-432-1287
barnhill@selfstorage.com
stuart@selfstorage.com**



SALIENT DATA

Price:	\$1,600,000
Total Units:	296 CC
Rentable Square Feet:	38,830
Total Land Area:	2.19 +/- Acres
Land for Expansion:	No
Unit Occupancy:	46.62%
Year Built:	2004

- New state-of-the-art facility
- Located in the Biloxi Commerce Park off of Interstate 10 in Biloxi, MS
- Facility consists of 296 all climate control units



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.