



FOR SALE
SELF STORAGE SPACE
\$1,395,000

TURNKEY SELF-STORAGE ASSET WITH STRONG CASH
FLOW | 99% OCCUPANCY | HWY 90 FRONTAGE

4610 US 90, MARIANNA, FL 32446



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE **\$1,395,000**

OFFERING SUMMARY

Acres	1.607 Acres
Price Per Acre	\$868,077
County	Jackson
Zoning	Commercial
Utilities	Marianna City Water & Sewer
Parcel IDs	02-4N-10-000-0420-0010
Coordinates	30.772496, -85.211461
Real Estate	\$9,235.00
Taxes	

PROPERTY OVERVIEW

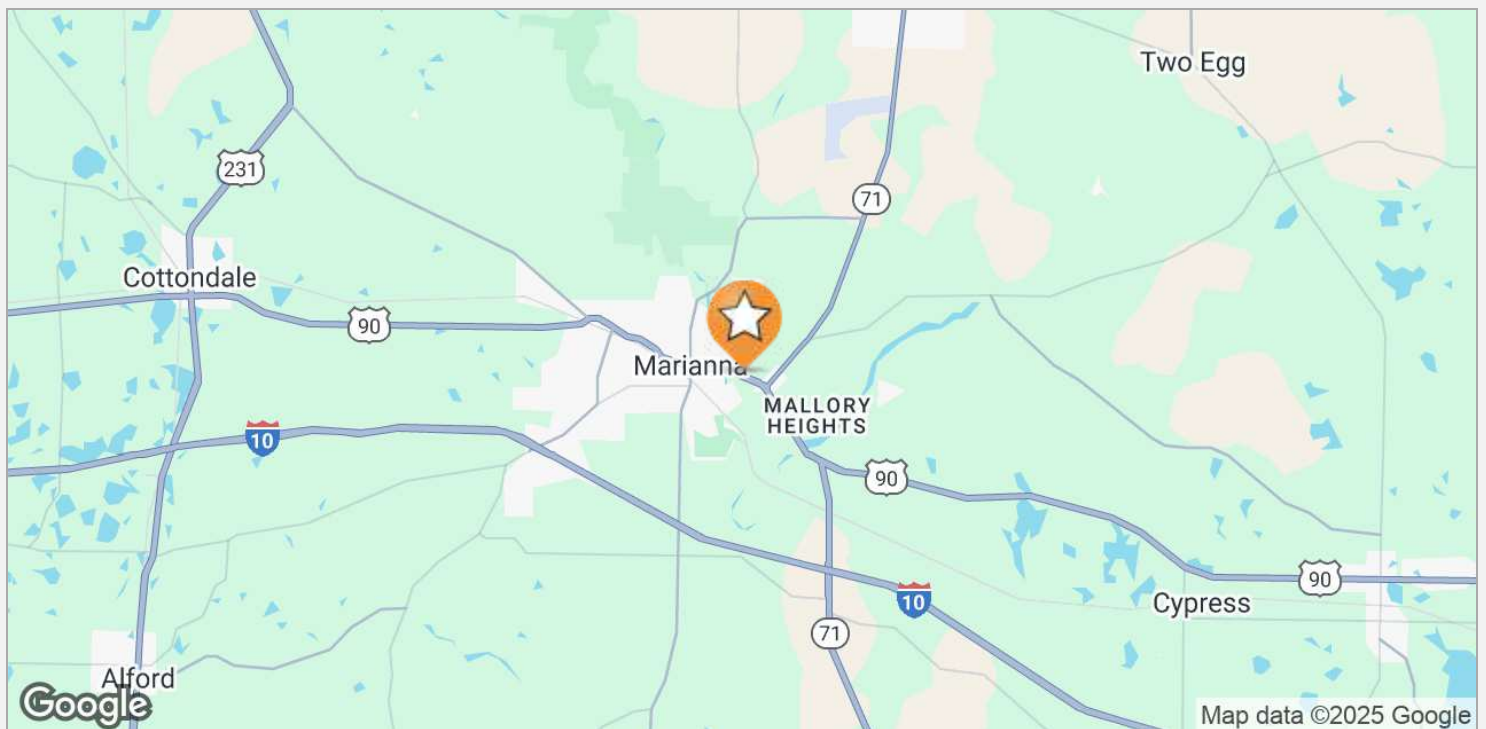
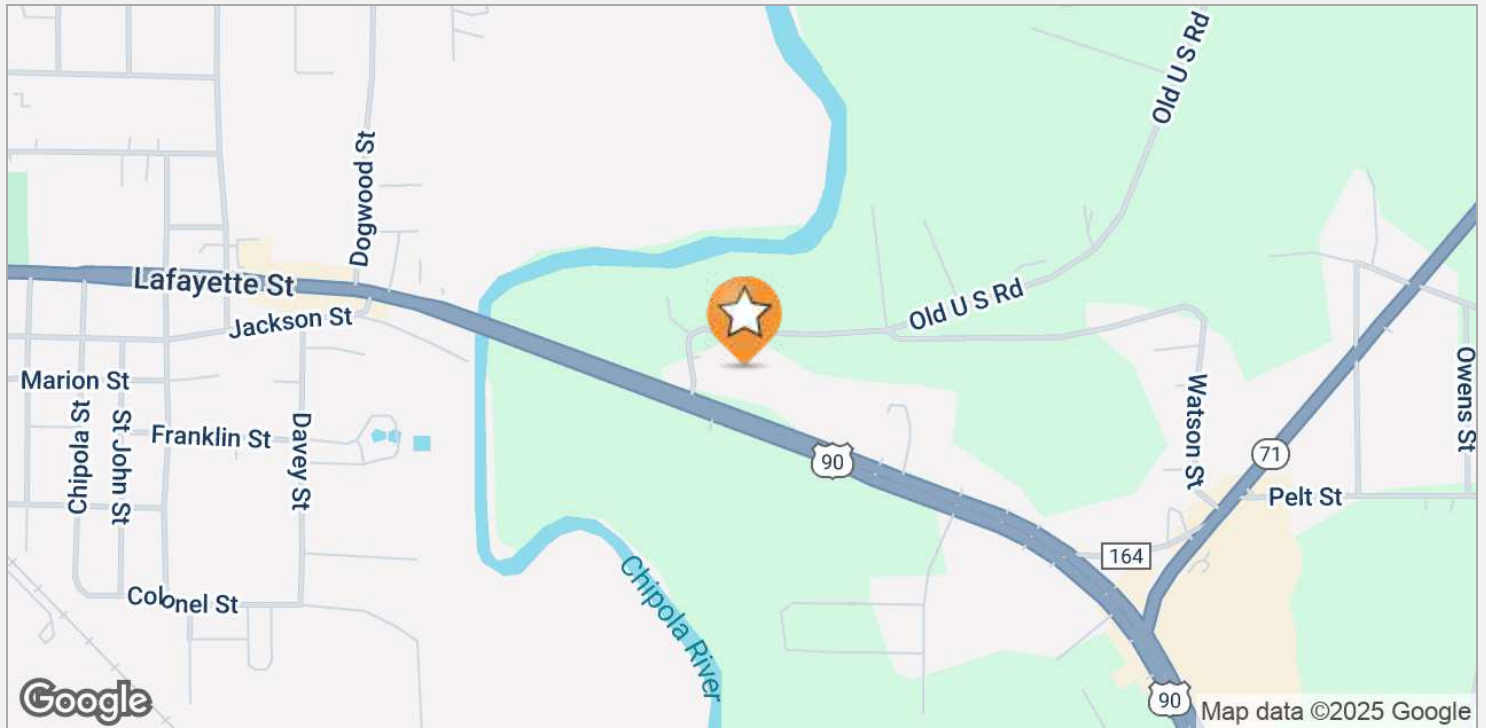
Fully stabilized and 100% climate-controlled facility ideally positioned along Highway 90 in Marianna, FL—just minutes from Interstate 10. This highly visible, ±15,017 NRSF asset sits on ±1.61 acres and operates at 99% physical occupancy and 94% economic occupancy, demonstrating strong, consistent tenant demand.

Originally built in 1981 and professionally converted to a modern, climate-controlled facility in 2000, Marianna Self Storage comprises 145 well-maintained units, offering a turnkey opportunity for investors seeking stable cash flow in a supply-constrained market.

PROPERTY HIGHLIGHTS

- Listed at 8% CAP Rate
- 100% Climate-Controlled Units: 145 total
- Strong Local Demand: Very limited competition for climate-controlled units in the area
- Highway Frontage: Prime visibility with ±25,000 vehicles per day
- Concrete Foundation | Steel Framing | Metal Roof
- Secure Access: Keypad entry and 4-camera security system
- Professional Management: One on-site employee ensures efficient operations





CLAY PATRICK

Broker Associate



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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021