



STORAGE KING USA

SELF STORAGE

Third Party Management



Storage King USA is the premier turnkey self storage property manager. We provide you maximum value with minimum friction and hassle

- Founded in 2003, Storage King is a best-in-class, vertically-integrated, self storage owner-operator
- Expertise in acquisitions, dispositions, property management, asset management, and development
- We own & manage 108 facilities totaling 8 million square feet in 16 states
- We have a strong track record of outperforming the public self-storage REITs
- We are trusted by institutional capital partners like Angelo Gordon, Blackstone, and Fir Tree Partners



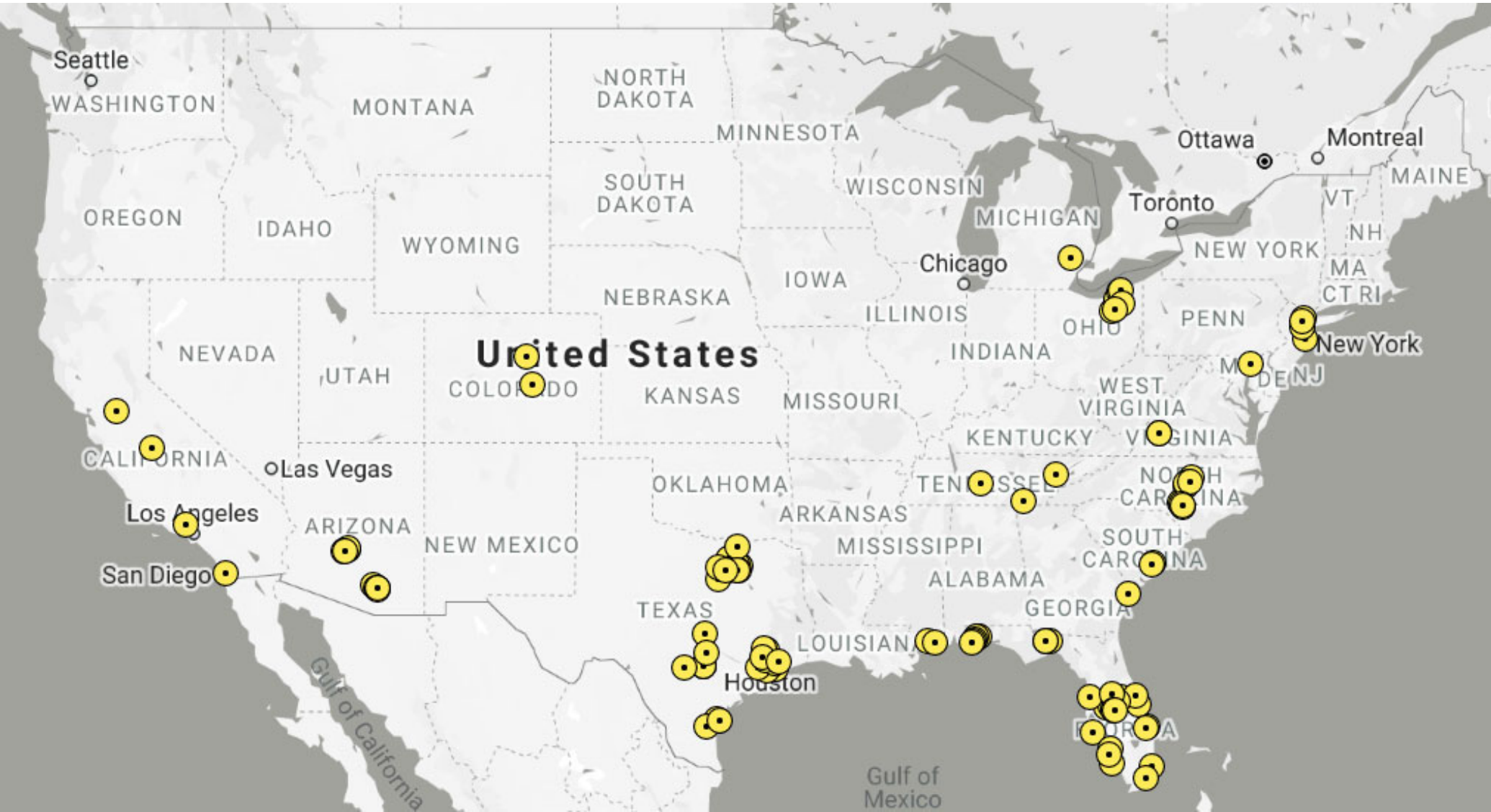
ANGELO
GORDON



Fir Tree Partners

National Footprint

We have a national footprint with 8 district managers covering 108 facilities across the U.S.



Experienced Senior Operational Leadership

Our COO and Director of Operations oversee a team of 190+ employees and have over four decades of industry experience



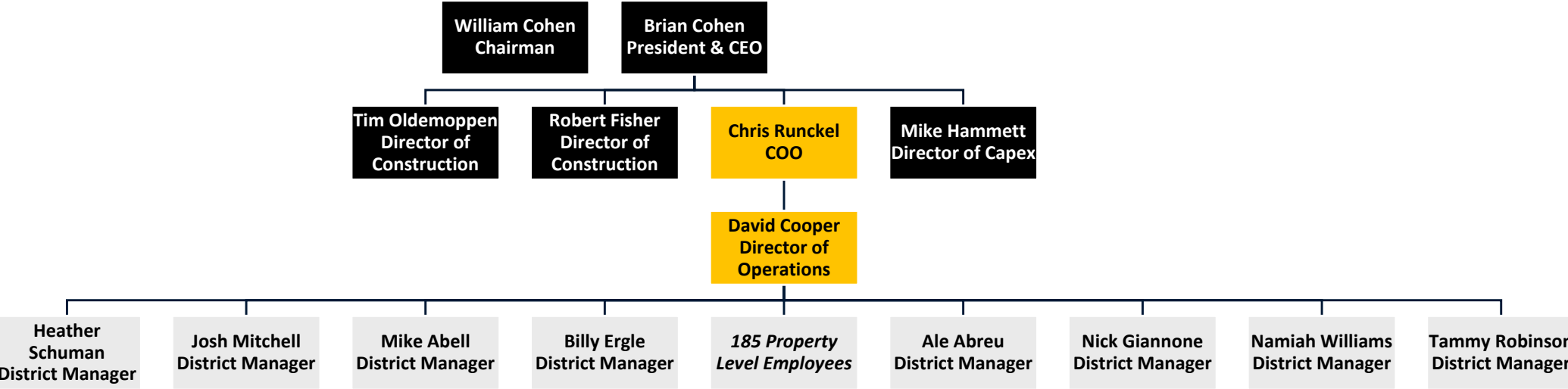
Brian Cohen
President & Co-Founder



Chris Runckel
COO



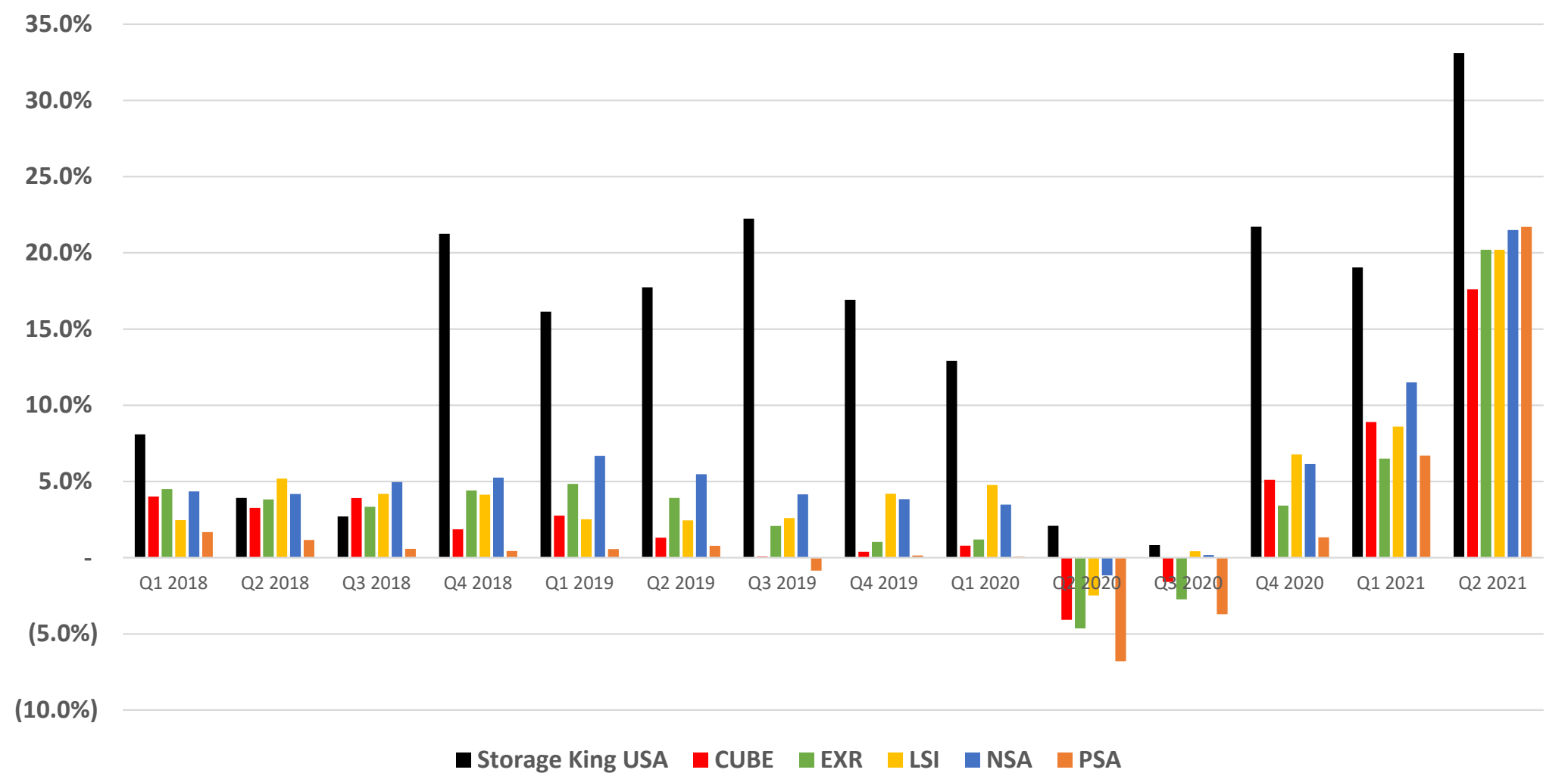
David Cooper
Director of Operations



Distinguished Operating Performance

Our results speak for themselves – our focus, hands-on approach, and ownership mindset deliver industry-leading performance

Same Store NOI Growth By Quarter



We use a sophisticated suite of tools to increase revenue and manage expenses. Our best-in-class reporting provides you a clear view of performance and results




Each Storage King location has its own, easy-to-use website with full online rental ability

Self Storage in Miami - Richmond

+

storagekingusa.com/locations/florida/miami/storage-king-usa-miami/

☆




Locations

Storage Resources

About Storage King USA

(623) 240-1962


 My Account

Self Storage in Miami

Reviews ★★★★★ (63)

16200 SW 137th Ave.
Miami, FL 33177
(305) 234-2577
skusa011@storagekingusa.com

Rent or Reserve Now



Available Units

Facility Info

Facility Features

Map/Directions


Size Guide

All Sizes

Small

Medium

Locker



5' x 10'

Small

✓ Ground Floor


✓ Non Climate Control

✓ Alarm

Web Rate **\$109**

In-Store Rate \$125

Rent



5' x 10'

Small

✓ Inside

✓ Elevator Access

✓ Climate Controlled

✓ Upper Level

✓ Alarm

Web Rate **\$114**

In-Store Rate \$131

Rent

Storage King USA 7

We provide outstanding service and deliver exceptional results for less than the competition

The Competition		Storage King USA
Tenant Insurance Program	Minimal split to the property owner (if any)	100% on your property P&L
Marketing Expense	“Shared services” can cost up to 6% of revenue on top of normal marketing expense	Marketing expense is 100% for the benefit of your property
Property Management Fee	4-7%	6%
Corporate Allocations	Vague travel and professional fee allocations	Max of \$2,400 per year

Contact Us Today!

Get in touch to learn how your property can be up and running on the Storage King platform in 45 days or less



Chris Runckel
COO

crunckel@andoverprop.com

(716) 830-0753