

# Create-A-Space™ Partition and Corridor System



**TBS** TRACHTE  
Building Systems

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Before beginning construction, it is recommended to clean the existing building and paint the walls, columns, and ceilings white. The floors should also be cleaned and sealed, if possible. Chalk line the units and verify that you will have no obstructions of the existing columns to the units and roll-up doors. The lights should be re-aligned down each hallway.



20-gauge Bright White corridor units are assembled following Trachte's erection guide. The door jambs are installed to an angle framework and then the partition is attached.



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This corridor utilizes 24-gauge flush panel along the entire wall. The complete system is 8'6" high, which allows for roll-up doors on all units. The ceiling was left open over the halls.



The finished corridor with roll-up doors. Notice the lights are installed down the center of the hallway.

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Wire mesh is installed over the corridor system. Special clips and screws are used to attach the wire to the structure.



Swing doors are used for the smaller units while roll-ups are used for the larger units. Swing doors are easier to ship so they are recommended for units going via sea container because they take up less space.



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Swing doors are used for all the units on this site.



Stacked locker units with swing doors are available. The upper units feature a heavy duty floor supported by studs.

Trachte's soffit ceiling is an attractive ceiling option which conceals most HVAC ductwork. The 1x4' troffer lights fit flush into the soffit ceiling. In this facility, sprinklers were installed through the ceiling panels.

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A building which allows for a drive-thru feature provides a convenience for customers. This feature helps the building rent up faster. The driveway is 20' in width.



This property was formerly a lumberyard. Windows were added and enlarged to add curb appeal and display the doors. This project was phased by building only the first floor initially, with the exception of second floor units behind the windows for marketing purposes.



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When a two story mezzanine is installed, the first level will feature load bearing stud walls to support the upper level. The open spaces between these wall sections will be hallways.



This lower level of a two story conversion is partially finished. The steel pan seen on top of it will be filled with concrete to form the second level floor.

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This lower level of a two story conversion has no ceiling and the lights are installed directly to the floor deck. A two story conversion with roll-up doors on both levels requires a 18' interior ceiling height.



The second floor concrete is poured for this phased project. The lower level is rented first with the second level being developed in the future.



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**BEFORE**

The building was a grocery store before the conversion.

The exterior of the building includes a whole new fascia to improve the overall look of the project.



This two story conversion was designed with a large high ceilinged office space. The open units allow the manager to show clients the actual size of sample units without the need to leave the office.

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A nice office can be incorporated in the building to give a great impression to the potential renters. This facility also offers small office space for rent, and features a large meeting room.



An elevator is recommended for access to the top floor.



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This is another example of a building that has been refurbished as a self-storage project. This former industrial building sat vacant for 10 years. It now serves as a self-storage facility plus two additional businesses.



This ramp to the loading area was formerly a semi-trailer loading dock. It was filled in to create an entrance ramp for standard automobile traffic. A standard trailer dock remains next to it. Providing an indoor loading area makes your conversion more attractive and convenient for customers.

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In exceptionally large conversion buildings, indoor boat and RV storage is another use for the space. Traditional separate units typically provide a greater return and less liability exposure. If providing spaces such as these, it is essential for the lien process to document which client is in which space and what they have stored.



Rather than purchase an entire building from Trachte, this customer had a local general contractor supply a complete three story building shell. Trachte's partition system was used to create the interior.



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