

SELF-STORAGE SYSTEMS

BUILDING FOR YOUR SUCCESS



TBS TRACHTE
Building Systems

Building The Best

Trachte self-storage systems are simply the best in the business. Our buildings are designed, engineered, and fabricated for long life. They are durable, corrosion-resistant systems that perform year-in and year-out with a minimum of maintenance and repair.

Here are just a few reasons why Trachte self-storage systems are better:

- Complete material package – systems include Trac-Rite® doors
- Buildings are pre-engineered for easy erection
- Bolted together structure – minimal field cutting required
- Durable galvanized steel structure
- 18-gauge pre-finished flush headers and jambs
- No exposed fasteners on headers and jambs
- No gap between roof and partitions
- Eave screws do not penetrate building envelope
- Extra-wide doors – full 9' wide doors on 10' bays
- Over 119 years of manufacturing experience with buildings located in all 50 states, throughout Canada and internationally

Where Self-Storage Success Starts...

If you are like most people who explore self-storage, you've been looking for a business opportunity that makes sense. You've checked out numerous traditional (and not so traditional) investment opportunities. And for one reason or another, they've all come up short. What you really want is a secure investment that provides steady cash flow, a solid return on investment (ROI), and a limited time commitment.



Your search for the right business opportunity is over. For decades, self-storage has consistently outperformed other business opportunities and investments. Its ROI typically exceeds that of other types of real estate development. Few businesses of any kind outperform self-storage for generating cash. As a real estate investment, self-storage offers rapid asset appreciation with a much lower initial investment.

The self-storage industry has thousands of personal success stories. People like you who have turned a relatively small initial investment into a thriving self-storage businesses. Many of those success stories started with us – Trachte Building Systems (pronounced Trock-tee).

We work closely with our customers to plan and build successful self-storage businesses. We've been in the self-storage industry from the very beginning. As a result, we provide many benefits that are essential to your success:

- Web based tools to create financial projections to determine profitability
- In-house engineering staff to customize your building design and create permit plans
- State-of-the-art production facility provides efficiency, driving down building costs
- Free, full day seminar and online videos program
- Coordination of the erector, scheduling, payments, and quality installation

Starting your business right is critical for your long-term success. That's why we are committed to partnering with you from day one to help ensure your success.



Experience our quality firsthand by visiting one of our buildings. We have buildings in all 50 states, all provinces in Canada, Mexico, Central and South America, Asia, and Europe. Call for locations.



Self-storage offers the opportunity to build a successful business with positive cash flow, rapid asset appreciation, and consistent ROI. Trachte Building Systems has the industry knowledge, customer commitment, and superior products necessary to make you successful.

Stop searching and start building your future in self-storage.

Call us today at 800-356-5824.

Single Story Self-Storage System

LOW PITCHED ROOFS

Single story self-storage systems are the primary structure for most self-storage projects. This system is the standard self-storage building type because its basic yet flexible design can be modified to maximize available land. The design may also be customized when matching existing roof lines, meeting local building requirements and demographic preferences, or when simply desiring a distinguished look. The Trachte™ Self-Storage System offers durability, versatility, and aesthetic appeal at a competitive price. Single story buildings are available with a roof pitch as low as 1/4" rise per 12" of width, or as steep as 8" rise per 12" of width, and many points between. Most structural components are cut to size and pre punched for quick and easy assembly.

Trachte buildings demonstrate durability with galvanized structural steel and 18-gauge pre-finished headers and jambs. The single-piece standing seam roof (for 1/4":12" only, up to 80' wide) eliminates the ridge cap and thus screw penetrations, reducing the chance of roof leaks. These durable and long-lasting components will provide you with years of worry-free maintenance and lower upkeep costs.

These buildings allow for greater variety in bay sizes and eave heights by utilizing post and purlin construction. A key feature is the standard 9' wide doors on 10' bays, and 11' wide doors on 12' bays. A wider door width provides easier access to the bay, which is especially important for vehicle storage. The system's versatile design can be tailored to maximize parcel coverage and increase rental income.

Trachte's aesthetic appeal is attractive to a variety of clientele. The flush headers, jambs and concealed structural fasteners create a clean, finished look, while the matching trim and door packages offer curb appeal.



Single Story Self-Storage System

HIGH PITCHED ROOFS

Buildings with low pitched roofs are the workhorse of the self-storage industry. But at times, the aesthetic appeal of a higher pitched roof is desired. Trachte buildings are available in a variety of roof pitches.

Trachte's high-pitch buildings use a post and purlin system, eliminating the need for trusses. Without trusses the inside of the storage units have high ceilings which provide additional cubic feet of storage. The partition panels that extend fully to the roof line.

These buildings offer the same benefits and options as Trachte's standard low pitched buildings, with flush jambs/headers and a variety of customizations available. Enhance your curb appeal with over hanging soffit, hipped roofs, facades, and offices.



Multi-Story Self-Storage System

A Multi-Story Self-Storage System is the perfect option when land is scarce or costly. These two, three or four story systems maximize rentable space and are ideal for urban areas with high property values and dense populations. The system can be erected as a stand-alone or constructed into a hillside.

The Trachte™ Multi-Story Self-Storage System is designed with flexibility in mind. The versatile design can be customized to accommodate stairways, lifts, elevators, hallways, and exterior doors. It features a corridor system to meet your market or city building requirements. Two story into a hill plans also offer the advantage of drive-up exterior access on both levels.

In addition to being versatile, a multi-story design also increases the return on investment. Additional stories maximize space and improve your unit mix efficiency. The design also enables expansion for facilities that are restricted by land availability and high property costs.

Buildings feature 18-gauge pre-finished exterior headers and jambs. The building aesthetics provide curb appeal as do attractive building enhancements. Trachte's erection services department can coordinate the installation of these more complicated projects.



Temperature Controlled Self-Storage System

Consumer interest in cooled/heated/dehumidified storage units has grown in recent years. Trachte offers three standard insulated designs that accept heating, cooling, and humidity control systems.

The “partially temperature-controlled” design provides temperature control on the interior of a building while offering exterior accessibility to non-temperature control storage units. This design is an efficient way to address both traditional storage and temperature control while maximizing building coverage on your land.

The “fully temperature-controlled” design is an entirely insulated building with corridor access to interior storage units. This design provides the maximum temperature-controlled storage space under one roof and presents enhanced curb appeal when visible doors are not acceptable under local codes.

Fully climate controlled equipped with insulated sectional doors to provide outside access heated and cooled units represent a third option. The drive up units are ideal for automobile collectors and also have proven popular with more affluent renters.

Multiple ceiling choices are available: Exposed structure, a soffit with lights, or full flush panels.



Boat/RV/Commercial Self-Storage System

The Trachte™ Boat/RV/Commercial Self-Storage System is designed to accommodate nearly any use. It is ideal for storing and protecting sizeable recreational items such as boats and RV's, and used for many commercial storage applications. These systems are perfect in tourist regions where demand is high for storage of recreational gear during the summer or winter months, and off-season for commercial storage.

Because of its unique, spacious design, the Boat/RV/Commercial System expands the typical market to include nontraditional renters, thereby allowing you to diversify your facility. It provides a solution for storing expensive investments much too large to warehouse within a standard design.

The durability provided by the galvanized structural steel gives protection from harsh environmental conditions such as sun, hail, and rain. Bay widths up to 25', eave height up to 16', and door opening height up to 14' are sure to accommodate any large vehicle. Trachte's erection services crews are available to assemble your RV/Boat/Commercial building in a quick and efficient manner.



Block Perimeter Self-Storage System

The Trachte Block Perimeter Self-Storage System accommodates concrete columns, end walls, and headers made of either block or tilt-up construction. This attractive and functional building design is ideal for meeting stringent municipal codes, complementing existing building structures, or differentiating your buildings from the competition.

Trachte's knowledgeable staff can work with you to determine the most efficient design to achieve your desired building appearance.



Create-A-Space™ and Corridor Self-Storage System



The Trachte™ Create-A-Space™ Partition and Corridor Self-Storage System is a freestanding partition system. Featuring a versatile design, this system is a practical solution for converting existing buildings into storage facilities. Available as a complete system or doors and hallways only, the Create-A-Space system is an efficient, flexible, and cost-effective design for self-storage developments.

Self-storage businesses have increased success when built near residential areas; but in established neighborhoods, vacant land may not be available. The Create-A-Space system can utilize an existing building that is already approved for commercial use. This saves you time and money when searching for land appropriate for self-storage and when attempting to gain approval from city development committees.

This system can create a single or multi story self-storage facility within an existing building. In multi-story applications, lower levels are constructed with load bearing walls which support a poured concrete upper level.

Not all conversions are in existing buildings. With self-storage investors developing increasingly tall and complex structures, some projects are built as a conventional shell with a storage conversion interior. This allows local contractors to focus on the building shell of conventional materials while Trachte's specialized materials are used to finish interior storage areas.



The system's unit mix can be tailored to meet your market needs, and ultimately increase your rental income. In addition to hallways, partitions and doors; ceilings for hallways are available as flush panels or as a soffit system.

Trachte's Create-A-Space is constructed of quality, durable materials that offer worry-free maintenance and low upkeep costs.



Micro Storage Unit



PRODUCT SPECIFICATIONS

Roof Live Load
30 PSF-50 PSF

Wind Load
10 PSF unanchored, 20 PSF anchored*

Floor Load
125 PSF

Roof Pitch
¼":12" single slope design

Interior Structural Steel
14, 16, 18, and 20-gauge

Floor Systems
16-gauge zinc-coated 4" floor joists and track with ½" treated plywood flooring

Leveling Feet
Distance from ground 7" plus 6" variance with leveling feet



Wood floor inside unit



Entire site comprised of modular units

*Anchoring to be performed by others.

Building materials are shipped on flatbed trucks ready for assembly.

Note: Check with your local code officials to determine if you are required to obtain a permit. Product specifications are subject to change without notice.

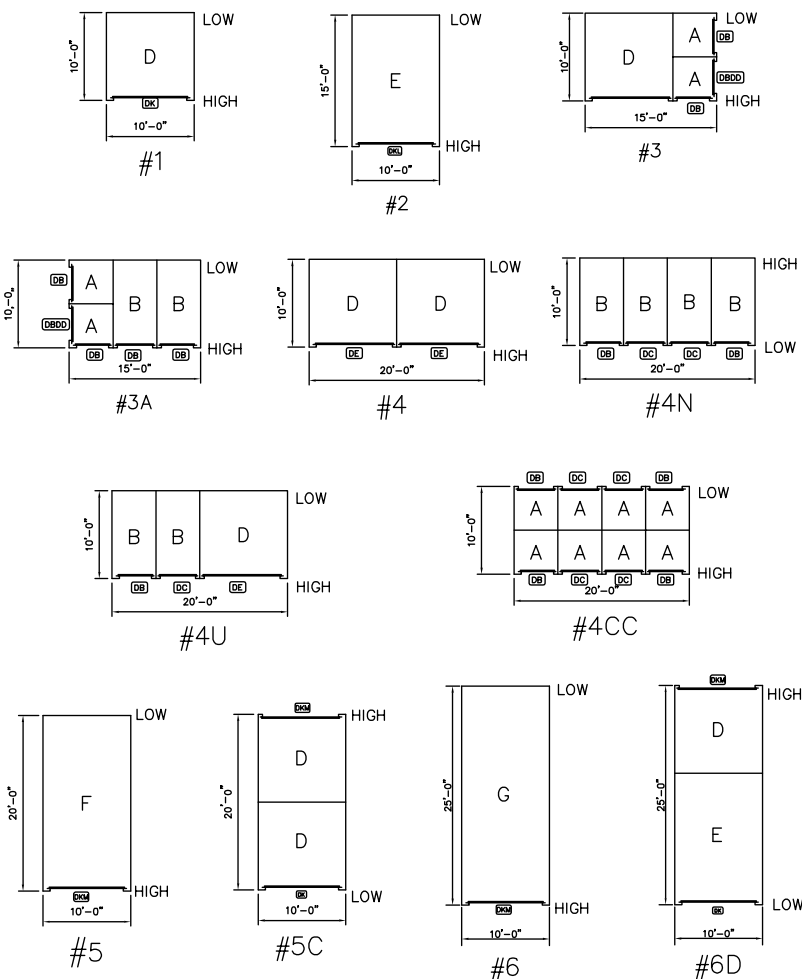
The Trachte™ Micro Storage Unit is a portable storage system offering the standard features of a traditional self-storage system but with the convenience of mobility. The Micro Storage Unit may be placed on setbacks, easements, and other unused areas to expand storage space. The Micro is a practical solution for self storage owners who want to easily expand their current facility with a rapid return on investment.

As a complete small building package, the Micro includes partitions, flooring, and roll-up doors. Its user-friendly design allows the building to be constructed quickly and easily. Standard sizes are 8' x 20' and 10' x 20'. With a wide variety of unit mix layouts to choose from, the Micro Storage Unit lends flexibility in tailoring your unit mix to meet your customer needs.

In addition to offering self-storage convenience, the Micro is also cost effective. This storage building qualifies for a 7 year depreciation schedule, yielding a high return on investment. It also increases income by providing additional storage space. Micros are available in kit form or may be assembled by our Erection Services crews on your site.



Micro Units located on the property line



Additional similar and reversed high/low side floor plans available - ask your regional manager for full selection of standard layouts.

Erection Services

In addition to having a self-storage building expertly designed and fabricated to meet your needs, have it installed by a crew of professional erectors.

Full service support - Trachte's installation program includes coordination of the erector, scheduling, payments, and quality building installation.

Hassle-free coordination - Trachte's field service project coordinator will work directly with you to ensure your building is assembled accurately and on time. The coordinator will manage all of the details of your building assembly.

Peace of mind installation - Our construction crews are trained and qualified to ensure proper installation of our steel self-storage systems.

Value to all owners - From the newcomer who is unfamiliar with building assembly to the experienced developer who wants all of the details handled; Trachte's erection service is designed to fill the need of any self-storage investor.

Please contact your Trachte Regional Manager to discuss the availability of this service in your state or country (may not be available in all states).



Customer Responsibilities*

- Site preparation
- Arrange for all permits and inspections
- Foundations
- Electrical (temp service needed during construction)
- HVAC, if building will be equipped
- Arrange temporary rest rooms
- Arrange trash removal service
- Plumbing if applicable

Trachte Erection Services Responsibilities*

- Materials delivery, unloading, and staging
- Forklift/Lull rental
- Assemble building including roof
- Install doors
- Leave finished facility broom clean

*Summary - your specific job contract will spell out responsibilities in great detail.



Brush seals and draft stops may be added to units

PRODUCT SPECIFICATIONS

944 door specifications are listed below. Specifications for the 944WL, 977, 977WL, 988, and 988WL doors, swing door, or flush panel door are available upon request.

Design Type

Live axle

Drums

9 5/8" diameter x 1 1/4" W, 18-gauge zinc-coated steel, stamped, continuously welded at hub

Springs

Maintenance-free EP³ Coated Helical torsion with tensioning device for each spring

Axle

1 5/16" outside diameter

Curtain

26-gauge galvanized steel, factory seamed, continuously corrugated

Bottom Assembly

Sturdy galvalume rollformed assembly with handle(s) and pull rope

Brackets

12-gauge, cold-formed, zinc-coated steel

Bearings

Grease-packed ball bearing in brackets

Guides

1 1/2" deep, 18-gauge zinc-coated steel

Exterior Lock

12-gauge SpaceGuard Latch can be used with a magnetic security system

Mounting Fasteners

Steel or wood (concrete mounting clips available)

Door Stop

12-gauge zinc-coated

Note: Product specifications are subject to change without notice.

Trac-Rite Doors

Roll-up doors are the primary door design for self-storage systems. They require minimal back room, giving more space within the storage unit. Trachte Building Systems' door company, Trac-Rite® Door, specializes in manufacturing roll-up doors for the self-storage industry. Each Trachte self-storage system is designed and manufactured to include a Trac-Rite® 944 roll-up door. This allows for easy installation, consistency among buildings within a site, and a quality, dependable door you can count on again and again. Ensuring that your facility's door are correctly wind rated is essential: Trac-Rite's model 944 is rated for 130-mph wind at 9' width.

The 944 door is a continuous curtain of steel available in custom sizes from 3' wide x 3' high to 11' wide x 12' high in 1" increments. For an eye-catching site, the door is available in a variety of durable, pre-finished colors to complement roof, trim, and wall panels. Each 944 door shipped with a Trachte building includes a pre-installed tension-adjustment device on all springs. The zinc-coated Tensioner allows for easy adjustment of the door spring after installation and as the spring relaxes from time and usage. Trac-Rite's exclusive EP³ coating eliminates the need for spring lubrication and extends the spring's life.

A SpaceGuard Latch with over locking capabilities and a zinc-coated doorstop is included with each door. Brackets with ball bearings and sturdy zinc-coated steel guides with polypropylene runners allow the door to glide with ease. Additionally, the Galvalume bottom assembly, stainless steel bolts, and rubber bulb/blade bottom seal provide corrosion resistance. A full line of accessories are available.

Trac-Rite® offers several other door models including the 944WL, 977, and 977WL. The 977 and 977WL doors are ideal for mid to larger door openings, designed for smooth operation and wind resistance. "WL" models feature Trac-Rite's new nylon windlock system which provides maximum wind resistance. All Trac-Rite® doors are constructed using high-quality, durable materials which are supported by a 3 year materials/10 year spring warranty. From initial design to the delivered product, Trac-Rite® provides a door that is built to last.

EP³ Coated Spring



Zinc-coated Tensioner



Windlock option



18-Gauge steel guides



Galvalume bottom assembly with pull rope handle

Self-Storage Accessories

HEADER DRAFT STOP



- Seals top of door to eliminate air infiltration
- Best for wide-open spaces, dusty weather, and heavy-snowfall conditions
- 4" wide, 1" rigid PVC strip and 3" flexible TPE section

BRUSH SEALS



- Attaches to side jamb to eliminate air infiltration
- Best for wide-open spaces, dusty weather, and heavy-snowfall conditions
- Weather strip constructed of black polypropylene filament brush

SPACEGUARD CYLINDER LOCK



- Provides added security, protected from bolt cutters
- Removable security cylinder features easy over locking capabilities
- Comes with 3 coded keys

STAINLESS STEEL SLIDE LATCH



- Alternate latch option for Trac-Rite doors
- Allows use of up to two padlock or disc locks, plus Guardian II cylinder lock
- Simple operation, traditional appearance

STANDARD DOOR COLORS

- Trac-Rite® doors are available in a variety of durable, pre-finished colors to complement any building
- All door panels have a galvanized substrate and are coil-coated with a silicone polyester paint system for long life
- All colors have a 40 or 20 year film integrity warranty and a 30 or 20 year color change and chalk warranty – information is available upon request

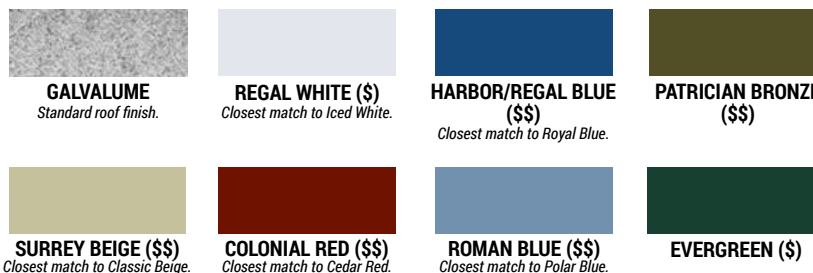
WALL AND TRIM COLORS



DOOR AND TRIM COLORS



STANDING SEAM ROOF COLORS



R-PANEL ROOF COLORS



Other premium colors are available. Contact Trachte for pricing and availability. Custom colors available for an additional cost.

Note: Colors shown vary due to limitations of the printing process, and vary slightly from actual panel material. For a steel color sample, please contact Trachte Building Systems at 800-356-5824.

Self-Storage System Roof Options & Enhancements

Differentiate your Trachte Self-Storage System with the options and enhancements listed below. Curb appeal is important to the success of your facility. Call Trachte for further information on building design compatibility, specifications, and pricing.

TRACHTE OFFICES



Office building with stone wainscoting, cupolas, and copper roofed entrance vestibule



Office with brick facade, dormers, false windows, and shingle roof



Office building with brick exterior

- Adds functionality to your site by offering a convenient, professional area to conduct business with customers
- Office building shell available to accommodate all building system types



Parapet walls, stucco, masonry finishes, and commercial windows create a retail storefront feel on this insulated structure.



A brick exterior wraps the Trachte structure of this office



Brick and stucco parapet endwalls are the signature features for this client's properties



Brick wainscoting and glass entry door

Self-Storage System Roof Options & Enhancements

APPEARANCE UPGRADES



Varied height parapet with stone front, windows and custom facade



Brick over Trachte structure

- Trachte's flexible design accommodates any alternative exterior
- Attractive features that meet stringent municipality codes
- Available in brick, imitation brick, split-faced block, stone, imitation stone, and Driv-it
- Hip roof also available



Exterior facade with fiber cement panels and insulated steel salewich panels (supplied by others)

COLORED ROOF PANELS



Cedar Red



Patrician Bronze

- Enhance your site's aesthetics with matching roof, trim, door, and wall panel colors
- Ideal for self-storage buildings with high-pitched roofs
- Roof colors are available in Cedar Red, Royal Blue, Evergreen, Black, Iced White, Classic Beige, Cream Beige and Slate Gray



Royal Blue

Self-Storage Renovations

REFURBISHMENT SERVICES

Trachte is your committed partner, with you for the long haul. In the competitive market to attract self-storage customers, it is paramount to have your buildings protect customers' belongings and project curb appeal. A fully refurbished property supports higher occupancy, higher rental rates, and increases project appraisals. Buildings may be refurbished by adding a slipcover system over damaged or weather jambs and headers. Replacement A-panel can be applied to walls to create a factory new appearance.

Our crews are also experienced in total facility door replacement. New doors are a long lasting answer to weather finishes, dented panels and broken springs.

Your building's roof is one of the hardest working components of your self-storage buildings, and when it comes to protecting your customers' belongings, perhaps the most important. Metal roofs typically have a lifespan of 20 to 30 years, or may be replaced sooner due to tree or hail damage.

Trachte's re-roof program provides a simple solution to re-roofing, using the same quality materials in colors to match the original appearance of the building. The process never exposes the building interior, includes new trim, and is available over standing seam or screw down roofs.

Contact your Trachte Regional Manager to discuss available options to refresh your self-storage property.



A freshly refurbished building with a new roof, reskinned walls, and new doors.



Overlaying new roof panels over existing roof.



Insulation can be added under new roof panels.



Finishing the reroof. New rake trim is added as part of the reroof process.

Self-Storage System Roof Options & Enhancements

INSULATED STEEL WALL PANELS



Trachte buildings are compatible with a wide variety of building materials, including insulated steel panels. Used for non-door walls of an insulated facility, these interlocking panels incorporate a foam center sandwiched within a durable steel exterior.

GUTTERS AND DOWNSPOUTS



- 15' long sculptured gutters with downspouts 40' on center
- Available in Cedar Red, Garnet, Continental Brown, Bright White, Iced White, Sunset Orange, Evergreen, Royal Blue, Polar Blue, Shale, and Desert Tan

ONLINE RESOURCES

Calculators

Utilize Trachte's interactive calculators to analyze the economic feasibility of your real estate project. The "Basic Investment Calculator" guides you through a ballpark break even analysis using estimated expenses and income. Our "Advanced Investment Calculator" allows you to enter a specific unit mix, pricing, as well as detailed development and operational costs to create financial projections. This tool allows you to create, save and print multiple projections.

Photo Portfolios

Download from an extensive library of photo guides that feature examples of finished facilities, applications of building enhancements, construction details, and other facility components.

Video Education

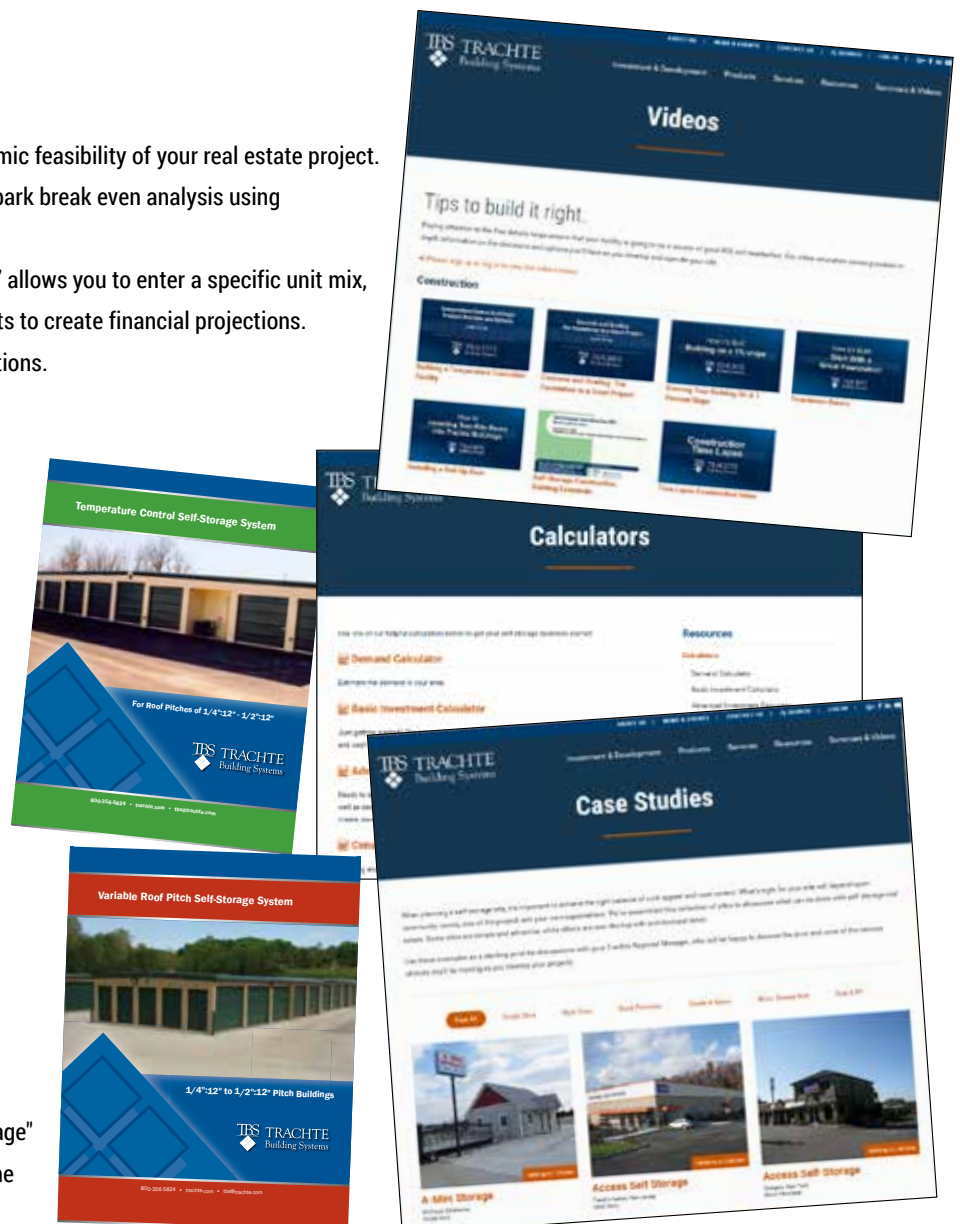
Paying attention to the fine details helps ensure that your facility is going to be a source of good ROI. Our video education series provides in depth information on the decisions and options you'll face as you develop and operate your site.

Ask the Expert

Read answers to commonly asked questions or submit your own inquiry to receive personalized, expert advice.

In-Person Seminars

Trachte offers over a dozen free "Building Blocks of Self-Storage" seminars annually throughout the U.S. and Canada. It's the one





For more information, please contact us:

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