

THINGS TO KNOW Before You Build

1. Research your market area

Try to determine what size storage units are most popular in the area of your proposed mini storage facility. Also consider if you are located near a college or university, some smaller units should be made available. If located near a lake or river, boat & RV storage should also be considered.

2. Determine an optimum layout

A good yield for a mini storage facility should be approximately 18,000 sq. ft. to 20,000 sq. ft. of storage per acre of usable land. Building setback areas and easements cannot be built upon but can however have paved surfaces. All drives should have storage buildings along both sides to make maximum use of these drives. Also consider if you want an on-site office and whether you want it to be a stand-alone structure or incorporated into one of your proposed storage buildings.

3. Do your homework on local codes and regulations

Before investing a lot of money, be sure that what you intend to build will be approved by your local government.

Items of importance to be approached:

- a. Determine allowable locations for entrance drives onto existing streets.
- b. Existing building setbacks and easements on property.
- c. Minimum drive widths.
- d. Maximum allowable square footage in a single building before a firewall is required.
- e. Minimum distance between buildings before a firewall is required.
- f. Minimum distance from property line to storage building before a firewall is required.
- g. Fire fighting water supply lines and fire hydrant requirements.
- h. Is a secondary entrance to your facility required for fire fighting equipment access.
- i. Is a screening fence at property line required.
- j. Is the property zoned correctly for a mini storage facility. If not, can it be rezoned.
- k. Landscaping requirements.
- l. Type of exterior wall finish required for your buildings.
- m. Number of regular and handicap parking spaces required

The best way to answer the questions above is to have a Civil Engineer prepare a Site Plan along with a Grading Plan & Utility Plan for your project to submit to your local government for review. These plans along with the building structural, foundation & electrical plans will eventually be required to obtain a building permit.

Cannon Storage Systems, Inc. can provide turn-key services, thus providing construction management & all plans required.

4. Determine your overall costs

The following items should be considered when calculating the overall construction cost of your mini storage facility.

- a. Land survey if required.
- b. Civil Engineering fees for project plans required for submittal to your local building and planning officials. Buildings purchased from Cannon Storage Systems, Inc. are provided with building structural plans sealed by an engineer licensed in your state, at no additional cost.

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- c. Site Grading.
- d. Utilities such as:
 - Water (Public supply for office & fire fighting supply line with fire hydrants).
 - Sewer (Office & any public accessible rest rooms provided on site).
 - Gas (If gas operated HVAC systems are being used).
- e. Construction cost for office. If office is to be incorporated into one of the storage buildings, Cannon Storage Systems, Inc. will provide exterior wall framing, roof, gutters & downspouts as part of the storage building. Office will then need to be finished out by others.
- f. On-site lighting.
- g. HVAC & associated electrical costs for climate control storage buildings. Climate control buildings purchased from Cannon Storage Systems, Inc. are provided with double paneled, insulated climate control walls & insulated roof ready to install HVAC systems.
- h. On-site security to include:
 - Cameras
 - Recording Equipment
 - Key code access pads and motorized entry gate
 - Computer Hardware
 - Computer Software
 - Alarm systems
- i. Pavement for drives and facility entrances
- j. Concrete building slab foundations
- k. Fencing
- l. Landscaping
- m. Signage
- n. Permit fees and any other fees required by your local government

Total costs for a mini storage facility should run about \$28.00 to \$34.00 per square foot of storage. This however depends on local code and regulation requirements. This figure could be lowered considerably if you did most of the contracting yourself.

We hope this guide will help you in your mini storage facility venture. Please allow Cannon Storage Systems, Inc. the opportunity to submit to you our cost proposal for your mini storage facility. Thank you for your interest in our company and hope to hear from you soon.