

---

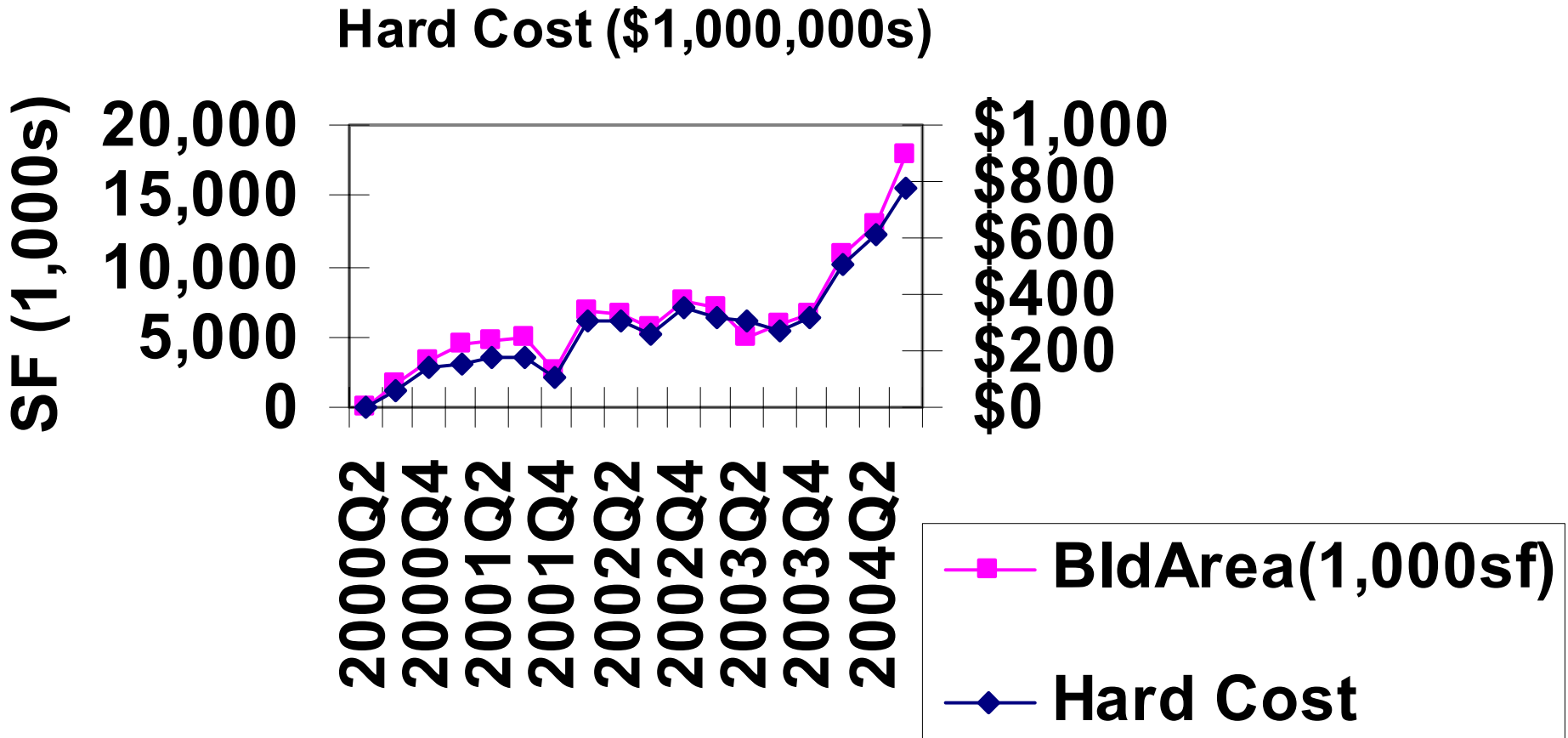
# **Site and Building Characteristics**

# Common Misconceptions

---

- **All SS is single story**
- **All SS is low-quality construction**
- **All SS is on “cheap” dirt**
- **There is a single “best” configuration or design that applies to all situations**
- **There is a single “optimum” size**

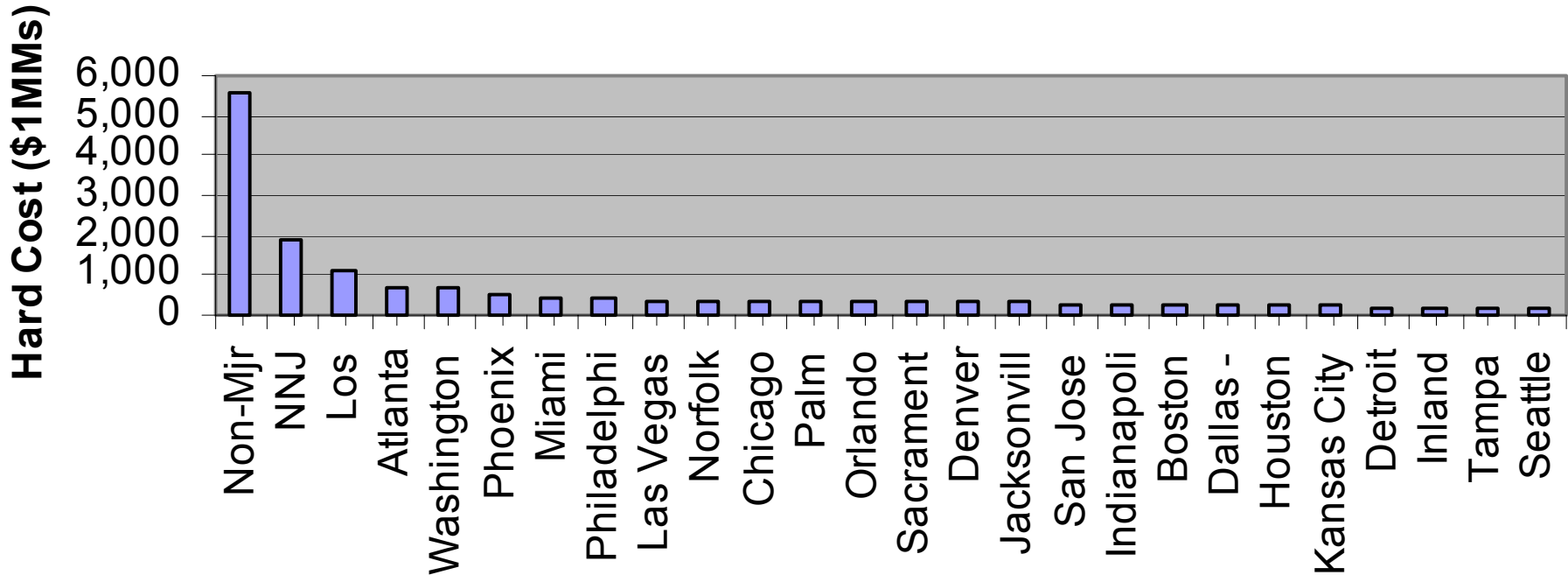
# Self Storage – Dodge Pipeline Data



Source: F.W. Dodge, and Greer Advisors, LLC

# Self Storage – Pipeline Data

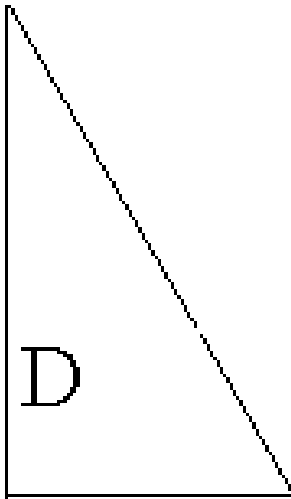
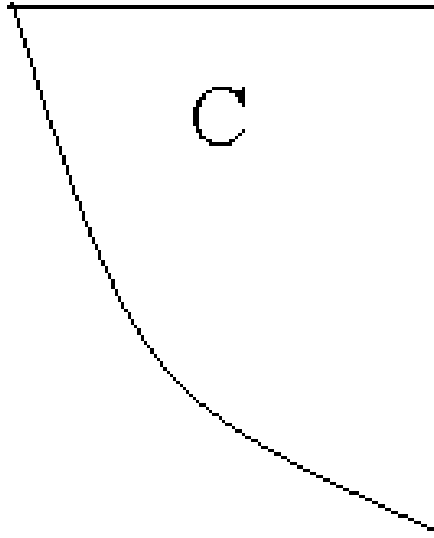
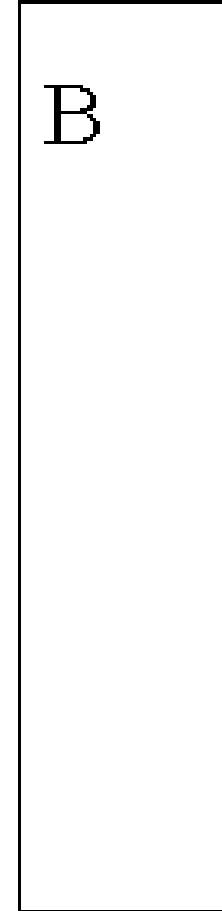
**Self Storage Pipeline by Market  
Top 25 Markets, all Phases as of '04**



Source: F.W. Dodge, and Greer Advisors, LLC

# Which site has best shape for SS?

---



# Types of Construction

---

- **Metal - (similar to butler building)**
- **Wood Frame – (metal panel clad or stucco)**
- **Block - (by itself or with wood or metal)  
(several types of block...precision,  
slump, split-face, fluted, etc.)**
- **Concrete (smooth or exposed aggregate)**
- **Steel**

# Fair-Quality Stereotypical Property

---



# Poor-Quality Stereotypical Property





# Storage Alternative

---



# Better-Quality Stereotypical example

---



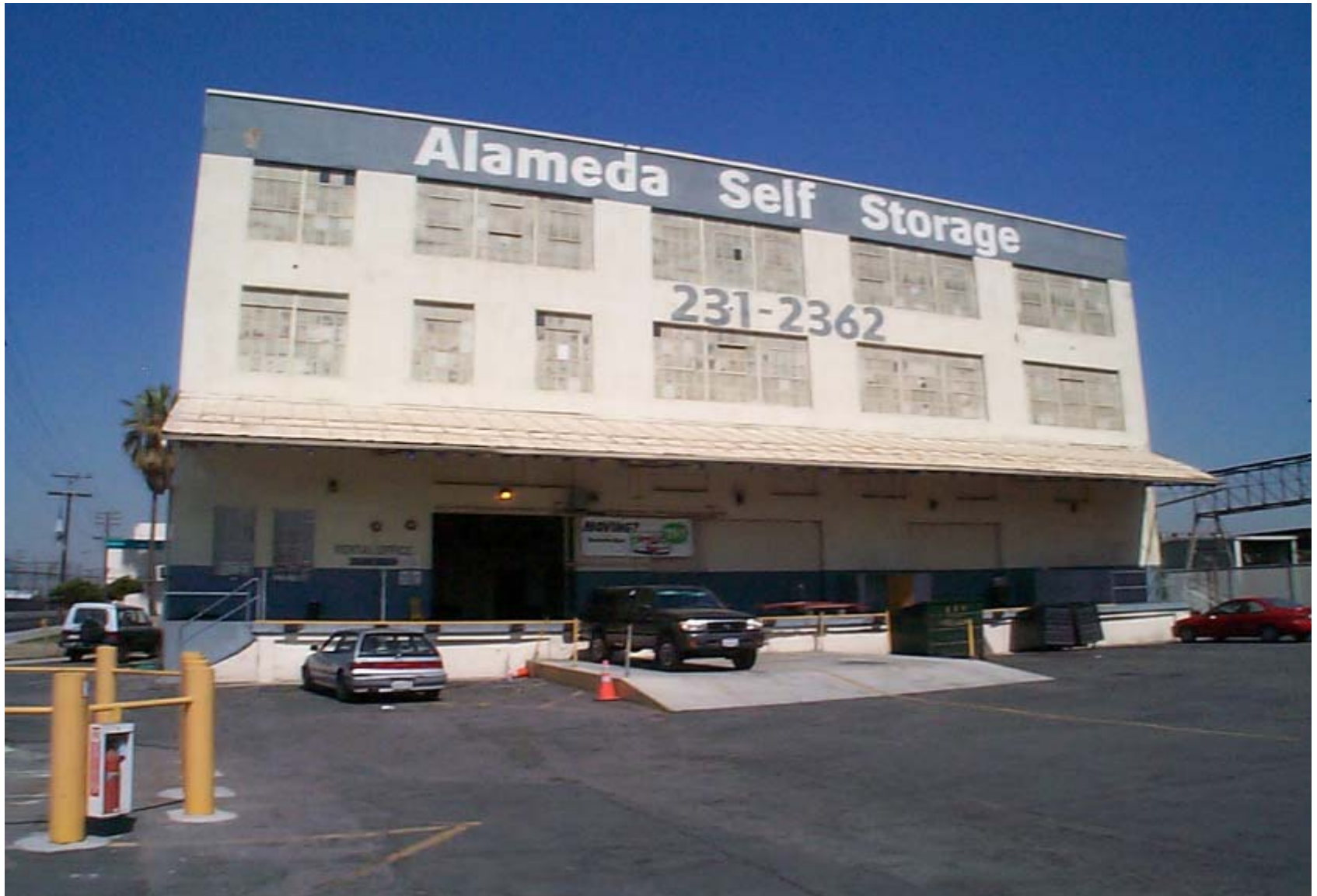
# Multi-Story Example

---



# Example of Adaptive Re-Use

---



# Example of Re-Use



# Example of Re-Use

---



# Example of Re-Use



# Example of New Concept





# Example of Commercial Frontage



# More Commercial Frontage

---



# Example of Unusual Re-Use



# Example of Re-Use



# Conclusion for Site / Building

---

- **There is no single “best” answer**
- **Every site is unique**
- **Every market is unique**
- **Each property’s specific demand and Supply characteristics are unique**