

Development Timeline

Determine Market and Financial Feasibility

- Analyze the competition
 - Estimate square footage
 - Research local rental and occupancy rates
 - Research rental and business policies
 - Complete a competition evaluation form
- Determine self storage need
 - Conduct a feasibility study
 - Complete a summary analysis of your competitive situation
- Determine market's economic feasibility
 - Utilize Trachte's investment calculator

Find Land

- Determine if land is properly zoned
- Research property setbacks and other land constraints

Layout Site

- Determine site mix options
- Submit land survey to Trachte and receive a free preliminary site plan

Develop Business Plan

- Obtain bids from all subcontractors and revise projections
- Determine method of management
- Investigate insurance and security options
- Outline marketing approach
- Research financing options

Secure Building Permit

- Research the building permit process for your area
- Check with city building department for any architectural restrictions
- Select a Trachte building design
- Develop an engineered site plan

Construct Facility

- Complete excavation and drainage
- Pour concrete foundation
- Lay driveways
- Coordinate installation
- Building materials are delivered and unloaded
- Complete all other trade tasks

Open Your Business

- Obtain occupancy permit
- Create business documents and lease agreements
- Determine rental and business policies
- Purchase computer software, hardware, and other office supplies
- Hire and train staff
- Begin renting units