



**BUILD HERE.**  
**GET THERE.**

**Complete Self-Storage Building Systems**

**CELEBRATING 125 YEARS**  
*OF BUILDING WHAT'S NEXT*

Buildings | Door & Hallway Systems | Climate-Controlled | Boat/RV | Canopies | Portables

# The System Behind *Your Success*

For more than 125 years, Trachte has engineered and manufactured innovative steel building systems trusted by developers and operators nationwide. As a **100% employee-owned company**, every member of our team is personally invested in the quality, performance and long-term success of the projects we deliver.

As a vertically integrated manufacturer of steel self-storage systems, we deliver precision, performance, and speed – from concept to completion.



## Single Source Partner

Total Solution Provider



## In-House Engineering

50 states & Canada



## U.S. Manufacturing

Sun Prairie, WI & Vernon, AL



## Installation Services

Nationwide

## Smart Locks. Smart Decision.

Upgrade your facility with the next generation of self-storage security.

Trachte partners with industry leaders - PTI Security Systems, Open-Tech Alliance and Honeywell – to deliver smart, connected access solutions engineered for your operations.

Whether you are enhancing an existing facility or building new, Trachte's smart locking solutions help you operate smarter, safer and more efficiently.

### PROEDGE



### INSOMNIAC SmartLock®



### Passport™ Lock



Find the right solution for your facility.

## Single-Story Buildings

*Flexible Design, Easy to Erect, Maximize the Land*



- Basic, flexible design that is easy to erect and modify—making it our most popular building system
- Industry leading 18ga concealed fastener flush jamb and header system for durability, security and sleek appearance
- Standard 9' wide doors on 10' wide bays and 11' wide doors on 12' bays
- Pre-engineered for quick, efficient installation
- Designed to accommodate heating, cooling, and humidity control systems
- Hallway or drive up access climate-controlled units available



## Superwide Climate-Controlled Buildings

*Wide, Single Story, Climate-Controlled Design*



- Maximizes rentable space while avoiding elevators and stairwells – reducing construction cost and increasing revenue per square foot
- Expanded building widths allow for interior hallways, drive-through tunnels, or enclosed loading bays
- Flexible layouts accommodate varied unit mixes, including larger units near loading areas for efficient move-ins
- Pre-engineered steel systems streamline construction while supporting HVAC, sprinkler, and security integration
- Architectural options including parapets, window banks, and false second-story façades enhance curb appeal

## Boat & RV Storage

*Engineered for Durability and Versatility for Boats, RVs, and Oversized Vehicles*



- Capitalize on one of the fastest-growing segments in self-storage
- Expands market reach by diversifying your site mix
- Economically designed to accommodate varying bay sizes
- Available with flush jambs and headers for a clean, integrated appearance
- Designed to integrate heating, cooling, and humidity control systems
- Optional 60° angled units reduce driveway requirements and enhance site efficiency
- Buildings can be engineered to accept standard sectional doors or shipped with Trac-Rite model 977 doors with chain hoist for easy operation



## Canopies & Portable Units

*Maximize Your Storage Potential and Site Efficiency*



- Unlock premium rental rates with covered parking and storage
- Maximize land utilization without expanding your footprint
- Broaden market appeal with protected vehicle and boat storage
- Encourage longer tenant retention through enhanced customer experience
- Designed to accommodate solar panel integration for added revenue potential



- Combines the durability of traditional construction with the flexibility of mobility
- Maximize setbacks, easements, and underutilized areas for additional revenue
- Delivered with partitions, flooring, and roll-up doors in multiple sizes and layouts
- Designed for fast on-site assembly to accelerate time to revenue
- Eligible for a 7-year depreciation schedule to enhance financial returns

## Door & Hallway Systems

*Flexible Solutions Tailored for Seamless Integration in Conversions and New Builds*



- Freestanding partition and corridor system engineered for structural integrity and flexibility
- Transforms existing buildings into efficient, revenue-generating storage facilities
- Easily customized to integrate with a wide range of self-storage designs
- Available to support large, multi-story projects of conventional construction efficiency



## Multi-Story Buildings

*Designed and engineered to maximize space in high-value urban settings*



- Available in 2-, 3-, and 4-story configurations
- Designed as stand-alone structures or integrated into hillside sites
- Accommodates stairways, lifts, elevators, interior corridors, and exterior access doors
- Features a corridor system to meet building code requirements
- Maximizes revenue potential through increased site density
- Engineered to integrate heating, cooling, and humidity control systems
- Offered in partial or full climate-controlled configurations

# Options & Enhancements

## Architectural Finishes

- Brick, block, EIFS, stucco, & stone façade options
- Glass storefront systems, awnings, cupolas, and hipped roof designs
- Standing seam roofing & premium colored roof panels
- Coordinated gutter & downspout color selections

## Advanced Climate Protection

- Full and partial climate-controlled configurations
- Advanced insulation & condensation control
- Jamb brush seals to eliminate air infiltration
- Header draft stops for enhanced environmental separation

## Operational Enhancements

- Integrated office build-outs to support on-site management

### DOOR AND TRIM COLORS



<sup>9</sup>Available in building trim. \*Available in doors only.

**Note:** Colors shown are printed samples on paper. Colors vary from actual material. For an accurate color sample, please contact Trachte at 800-356-5824 to request a metal sample.

### WALL COLORS



### STANDING SEAM ROOF COLORS



### R-PANEL ROOF COLORS



# Warranty

## 3-Year Parts and Workmanship

Trachte offers a three-year parts and workmanship warranty covering all building materials from the concrete slab upwards, including Trac-Rite doors.

## 10-Year EP3 Extreme Performance Spring

Trac-Rite Door provides a 10-year limited warranty for the EP3 Extreme Performance Springs.



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