

ZONING VARIANCE APPLICATION

File #: 24-077286
Address: 287 East 6th Street
Applicant: GB REALTY ACQUISITIONS, LLC (Buyer)
Date: September 30, 2024

APPLICANT PROPOSED FINDINGS FOR THE VARIANCE:

1. The variance is in harmony with the general purposes and intent of the zoning code.

The B5 area is intended to provide services. There is no mention that it is intended for housing.

- The use for storage is a permitted use in a B5 zoning district.
- Zoning Code Sec. 66.417. The central business-service district is **intended to provide necessary services** for the population area...
- Zoning Code Sec. 60.103. The purposes of the zoning code include:
 - **To promote and to protect** the public health, safety, morals, aesthetics, **economic viability** and general welfare of the community.
 - To encourage a compatible **mix of land uses**.
 - To **conserve and improve property values**.
 - To provide for the **adaptive reuse** of nonconforming buildings.

2. The variance is consistent with the comprehensive plan.

The Comprehensive Plan supports use of the property for storage.

2040 Saint Paul Comprehensive Plan, Land Use Chapter.

- Policy LU-7. Use land use and zoning flexibility to **respond to social, economic, technological, market and environmental changes, conditions and opportunities.**
- Policy LU-8. Ensure that zoning and infrastructure support environmentally and **economically efficient, resilient land use development.**
- Policy LU-22. Continue to invest in Downtown and promote a **broad mix of uses...**
- Policy LU-25. Continue to strengthen Downtown as a residential neighborhood that provides **services and amenities for people of all ages.**

Saint Paul Downtown Development Strategy

- Strategy 4.5. Increase the amount of life-cycle housing downtown through new development and rehabilitation/conversion of existing buildings, including vacant office buildings **as appropriate**.
- Strategy 4.17. **Support opportunities for additional neighborhood-serving retail and services** in close proximity to concentrations of housing...
- Strategy 4.28. Ensure adequate provision of **parking for new residents**...

Greater Lowertown Master Plan Summary.

- Strategy 3.1. Prioritize building rehabilitation...
- Objective 7.3. [I]nvesting in the amenities... that sustain values for all residents.
- Objective 9.2. Promote the reuse of existing building stock...
- Goals 9.5. Welcome and celebrate changes and investments in Lowertown.

3. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.

Using up to 85% of the building for storage is a reasonable use that will provide an amenity to the growing residential population in downtown.

- The building was built for grocery storage and is not setup to be office or residential.
- The building has a very high vacancy rate and there is very little interest for potential new tenants.
- Limiting the storage facility to 15% of the building would prevent the conversion and adaptive reuse of this property.
- The building is located in the Lowertown Historic District which prevents alteration of the façade.
- The windows are higher than a standard office/residential building and are a significant deterrent to renting.
- There are no windows on one side of the building.
- There are two freight elevators and a loading area/dock.
- The floor plates are too deep and large for modern office or residential uses.
- There are very few parking spaces.
- It is impossible with the present market conditions to use the building in a way *"that would create vibrancy."*
- There are no other buildings downtown that have the same qualities that make this building amenable for storage, and it is not likely that other buildings will be converted to storage.

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The location and configuration of the building and the existing market conditions that do not support other uses are unique circumstances, not created by the landowner.

5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

The use for storage is a permitted use in a B5 zoning district.

6. The variance will not alter the essential character of the surrounding area.

It will not. The area of Lowertown is fully developed. There will not be any changes to the exterior of the building. The use is compatible with other permitted uses in a B5 zone and in the surrounding area.

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Response of Applicant to Findings 1 and 2 of the Staff report.

1. In harmony with the general purposes and intent of the zoning code.

The staff report states that "the Intent of the B5 central business-service district is to provide for wholesaling, restricted manufacturing and other business uses which are needed in proximity to the central business district."

- a. Changes in how industrial buildings are used make the use of the building for wholesaling or limited manufacturing unfeasible, even if this was what the building was originally designed for. The floor loads support heavy loads because it was originally used for storage and wholesaling of grocery supplies. The high windows allowed light in but minimized the impact of cold weather in winter and allowed solar light into the building for warming. But wholesaling and industrial are now located in large industrial buildings with high clear heights. Over recent years these clear heights have increased from 18 foot to 36 foot as a standard. They have multiple dock high loading doors or truck wells to allow for 18-wheel truck ingress and egress. It is highly improbable that this building would ever be used in this way again.
- b. However, 20-30% of self-storage is used by small businesses for the varied ways business is conducted today. (please see the attached brochure). These business uses can include downtown office dwellers, local artisans, artists and "makers" who need space to store their completed work, or local restaurants, real estate agents, or contractors who need space in the downtown area for temporary or permanent storage purposes.
- c. The staff report further states that the project "conflicts with the intent and purpose of the zoning code to encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods."
 - i. Currently there is only one other self-storage facility in the downtown area. The typical per capita storage supply in the United States is 6 to 8 square feet of storage per capita in a 1-mile radius. However, the current per capita of self-storage in this radius is significantly less at 3.7 per capita, so the area is actually underserved for self-storage.
 - ii. Regarding transit, one issue that was brought up in the CRC meeting was transit, and the impact of the project on local traffic. Fortunately, because the building was originally used for more intensive warehousing purpose,

there is an existing exterior truck loading/unloading area when tenants move in larger loads and has an interior elevator loading area that is convenient for trucks, SUV's and cars. Tenants visit their self-storage infrequently so not only is there onsite parking, but there will not be excessive traffic in and out of these onsite parking areas.

- iii. Regarding the character, the building exterior will remain the same and nothing will change on the exterior that would have a negative impact on the urban design of Saint Paul's existing traditional neighborhoods. The exterior façade of the building will remain the same.

2. Consistent with the comprehensive plan. Practical difficulties.

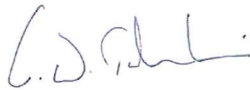
The staff report states that "Policy LU-25 encourages strengthening Downtown as a residential neighborhood that provides services and amenities for people of all ages."

- a. According to a StorageCafe survey (2021), 38% of Americans reported being self-storage users. Self-storage is an amenity that serves people of all ages, both current and future residents, in the downtown area. Self-storage usage is more prevalent among certain demographics, such as Gen Xers (54%) and baby boomers (51%), with Millennials (41%) showing a growing interest. Further, we will use one of the large, publicly traded management companies, Extraspace, Public Storage or Cubesmart and discrimination based on age or any other characteristic is prohibited in our projects.
- b. Further, the staff report states that "The Saint Paul Downtown Development Strategy, an addendum to the Saint Paul Comprehensive Plan, states that new development will emphasize a mix of uses to animate and populate downtown streets throughout the day and night. It states that existing spaces downtown will be flexible to accommodate changing needs, such as surplus office space being converted to classrooms, or conversion of commercial space to housing."
 - i. The 1st floor space will remain as commercial or office space and continue to blend with the walkable character of the neighborhood. Steff further states that "Strategy 4.5 supports increasing the amount of life-cycle housing downtown through conversions of existing vacant office buildings as appropriate." However, the use of the upper floors for housing or office space is not feasible given the physical characteristics of the building.
 - 1. First, the dimensions of the building are 161 feet wide by 149 feet deep. Office users have moved away from windowless cubicles. Office space must now offer light, flexibility and amenities in order to compete for today's modern tenant. Additionally, residential users also require these same things. A deep, square building is functionally obsolete for both today's office and residential users.
 - 2. Second, the windowsills in the building are 5'8" above the floor. The height of the average American man is 5'9" and the average American woman is 5'3.5". Obviously, only basketball players could actually see out the windows at the current height. Further, there are no windows on north side of the bottom three floors of the building

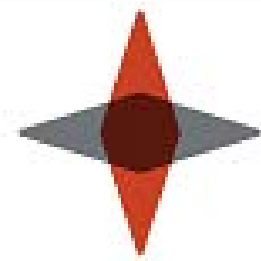
and only 10 small windows on the top three floors, further challenging the idea that the building could be successfully converted to office or residential.

3. A suggestion was made in the CRC meeting that a raised subfloor be installed on the upper floors so that windows. The average windowsill in the United States is about 3 feet, so a 3-foot raised subfloor would need to be installed, throughout the entirety of each floor. The height of the ceilings is 9'3". So, if a subfloor is installed, the ceiling height in the newly created office or residential space would be 6'7", which is not feasible from a rental standpoint for either office or residential. Further, to meet ADA requirements a ramp equaling 32 feet in length would be required on each floor to provide for disabled access from the existing elevator elevation to the new subfloor location.
- ii. The staff report goes on to point out that the building, which is structurally unfeasible to be converted to office or residential, could contain some component of rental storage that is "part of the new proposed use at 15% of the gross floor area". The staff report then goes on to state that "The zoning code permits 15% of the gross floor area of the building to be rental storage as an amenity for tenants of the building and the neighborhood." So, the staff report concedes that the concept of utilizing self-storage in the building for users in the "neighborhood" other than the tenants in the building is a concept that is actually supported by the staff report, the question is only "how much" space in the building should be self-storage. As I have pointed out, the demand for self-storage is more on the magnitude of 40% of the overall population, not 15% as provided in the code on a building-by-building basis. Even if every building provided its allotted 15%, it still wouldn't be enough to satisfy the demand, and it is highly unlikely that every residential building provides self-storage. This leaves a significant deficiency in self-storage space that could be met by converting the upper floors of this building, which really has no other practical use, to self-storage.

Thank for your participation in this process and please feel free to contact me with any questions.



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GLOBAL
STORAGE PARTNERS

SAINT PAUL
SEPTEMBER 2024



TRANSFORMING REAL ESTATE

ABOUT GLOBAL STORAGE PARTNERS

Global Storage Partners, LLC, now in its 7th year of business, is part of a vertically integrated group of real estate investment-focused businesses. GSP sources and manages favorable investment opportunities that create value for our partners and the communities where we operate. Global Building LLC, an affiliate of GSP, is now in its 17th year of business and has a seasoned roster of veteran real estate professionals who have the experience to implement various repositioning and renovation strategies. Our capital partners include institutional investors, family offices and high net worth individuals.

While navigating an extensive due-diligence process, our firm focuses on “value” investing by identifying real estate revitalization opportunities that are functionally obsolete, undervalued, mispriced or mismanaged, striving to be the low-cost, highest quality competitor in any market we enter. Moreover, GSP seeks to unlock value in our portfolio through active management, which includes board approval and consent of material transactions, as well as advisory board support to effectuate long-term value creation for our employees and capital partners. We recognize the importance of engaging with all stakeholders in our projects, from our partners and lenders to the tenants we serve and the members of the communities we select for our rehabilitation projects.



MANAGING PARTNERS & BOARD

**TUCKER LEWIS, CEO & PARTNER**

C.W. Tucker Lewis is the founder and CEO of Global Building, Global Storage Partners and Global CRES. He established Global Building in 2006 as a private equity real estate firm, focused on strategic investments in US real estate. Presently, he spearheads Global Building and its affiliates in developing investment programs that target opportunistic and value-add opportunities, such as repurposing and repositioning existing real estate assets. As CEO of Global Building, GSP and Global CRES, Mr. Lewis directs the senior executive team to cultivate a values-based organization, while enhancing internal company structure and execution. With 39 years of real estate experience, a Bachelor of Science from Arizona State University and a Certificate in Construction Practices from San Diego State University, Mr. Lewis possesses expertise in acquisitions/dispositions, construction/development, asset/property management, marketing, leasing and finance. Prior to establishing Global Building, he served as Vice-Chairman and COO of Mammoth Equities, LLC, contributing significantly to its growth from a two-person firm to a 60-person, multi-divisional real estate enterprise. During his tenure, he oversaw the development and construction of over one million square feet of new commercial office, industrial and self-storage projects. He also managed the purchase and operation of existing office and industrial properties worth over \$200 million, spanning from California to Texas.

**KERRY MARSH, PARTNER**

Kerry Marsh has been a long-time capital partner with Global Building and became a founding Partner and Board Member when Global Storage Partners was formed in 2017. Mr. Marsh is a business consultant with over 40 years of experience in real estate development, construction, strategic planning and management. Mr. Marsh has been the President of Marsh Capital Management since 2010. Previously, he served as President/CFO of Marsh Consulting, Inc. from 1994 to 2010 and Marsh Development & Builders from 1981 to 1997, where he built and managed several residential homes, multi-family projects and condominium complexes. Mr. Marsh has owned numerous non-real estate businesses throughout his career spanning the retail, hospitality and business services industries. Currently, he manages investments for his family office and trust with a long term wealth creation strategy spanning real estate private equity, new real estate development and venture capital investing.

**CARL D. KUHN, PARTNER**

Carl D. Kuhn, CCIM, SIOR, is a long-time capital partner of Global Building and a founding Partner and Board Member of Global Storage Partners since its formation in 2017. Mr. Kuhn is based out of Arizona & Alaska and is the Manager of HDC Holdings, LLC, a development, acquisition and holding company formed in 2019. He has had a highly successful commercial real estate team in Anchorage, Alaska since 2003. With an annual transaction volume exceeding \$85 million, Mr. Kuhn's expertise spans office, retail, industrial, land, storage, and investment properties. He brings extensive experience in asset stabilization, site selection, disposition, leasing and investment in Alaska and across the United States. Mr. Kuhn holds the prestigious CCIM (Certified Commercial Investment Member) designation, which is recognized worldwide and boasts a membership of 15,000 professionals. Additionally, he holds the SIOR (Society of Industrial and Office Realtors) designation, specializing in both office and industrial real estate, a distinction held by only 250 individuals globally. As a member of the ICSC (International Council of Shopping Centers), he actively participates in their annual deal-making sessions, providing a platform for national retail chains seeking expansion and contraction opportunities. Mr. Kuhn obtained his Bachelors in Business Administration/Finance and a BBA/Economics from the University of Alaska, Fairbanks.

OVER 120 YEARS OF COMBINED REAL ESTATE EXPERIENCE



MANAGEMENT TEAM

Global Building, LLC, the manager of GSP, is now in its **17th year of business** and has spent considerable resources creating a solid foundation upon which to build our family of companies. Bringing the right culture, systems and team together is **integral** to our success.



TUCKER LEWIS, CHAIRMAN
39 years experience
◆ Strategic direction
◆ Capital formation
◆ Corporate policies



AGATHE WOROU, CONTROLLER
20 years experience
◆ Financial management
◆ Compliance
◆ Strategic planning



THUCVI CAO, SENIOR VP OF OPERATIONS
12 years experience
◆ Daily operations
◆ Support services & Accounting
◆ Policies & Procedures



CHRIS SWANSON, VP OF PROJECT MANAGEMENT
35 years experience
◆ Project management
◆ Design & Construction
◆ Delivery coordination



JOSEPH ZUMMO, PRESIDENT
37 years experience
◆ Operations oversight
◆ Risk management
◆ Transactions



BERNARDO SIMÕES, CHIEF EXECUTIVE OFFICER
18 years experience
◆ Real estate operations
◆ Acquisitions
◆ Dispositions



MIKE MARSH, SENIOR VP OF CAPITAL MARKETS
12 years experience
◆ Capital markets
◆ Investor relations
◆ Market research



CLAUDE TURON, VP OF PROPERTY MANAGEMENT
25 years experience
◆ Property management
◆ Leasing
◆ Tenant relations



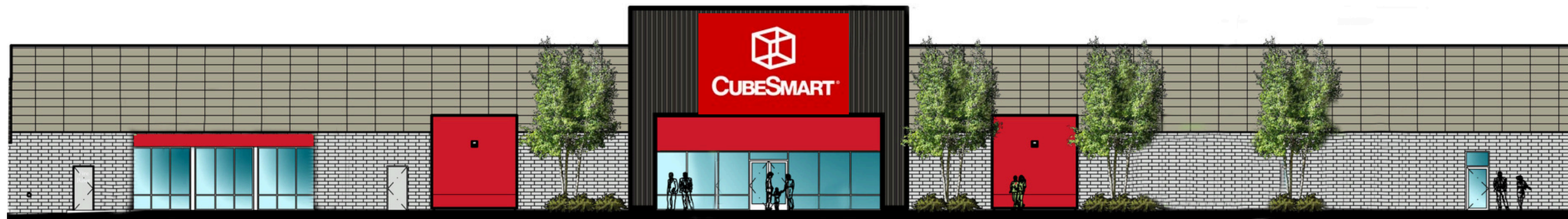
REPOSITIONING STRATEGY



REPOSITIONING STRATEGY

IT'S A SIMPLE IDEA

Buy buildings that are functionally obsolescent (i.e. former Kmart's, Sears, Warehouses and Vacant Offices), and convert the building into a Class A self-storage facility and the parcels of land into vibrating uses needed by the community, creating a new dynamic for the surrounding area.



THE SELF-STORAGE AND RETAIL CONVERSION

- ◆ Acquire functional obsolete buildings in need of renovations with land area to add additional buildings
- ◆ Well located (75,000 - 150,000 SF) buildings with strong visibility, ingress/egress & close proximity to densely populated and growing areas
- ◆ Concentration in secondary markets with in-fill population of 75,000+ in 3-mile radius & 200,000+ in 5 mile-radius

THE BENEFITS FOR THE COMMUNITY

- ◆ Increases value and the curb/eye appeal of the property by renovating and enhancing the interior/exterior of the building
- ◆ Creates additional value for the community by bringing new uses for the land area that service the community and surrounding neighborhoods
- ◆ Projects to be managed by a reputable national property management company, utilizing state-of-the-art systems, processes and technologies
- ◆ Provides a safe and clean space for families and companies that live and operate in the surrounding area



THE SELF-STORAGE CONVERSION TIMELINE

Repositioning functionally obsolescent buildings into 3rd generation self-storage facilities



ZONING

- ◆ Analyze & review zoning map and ordinances
- ◆ Contact & set up meetings with cities/ local government & township associations



PURCHASE

- ◆ Acquisition price analysis, due-diligence & capital structuring.
- ◆ Entity creation and property acquisition



PERMITTING

- ◆ Plan the design, preparation and construction bidding processes
- ◆ Permits submission and approvals with city or township



CONSTRUCTION

- ◆ Property renovation including demolition, facade, site work, parking & exterior
- ◆ Property Management selection with "Big 3" self-storage REIT



LEASE UP

- ◆ Collaborate with management company and devise lease up strategy
- ◆ Refinance strategy at certain lease-up stage



BEST IN CLASS PARTNERSHIPS

- ◆ GSP has developed strong working relationships with the top 3 U.S. Self-Storage REITs, ("**The Big 3**") : 1) Public Storage 2) Extra Space and 3) CubeSmart
- ◆ The Big 3, which serves as our property management arm for each self-storage project in our portfolio, **works extensively with GSP** during the due-diligence and design phase before we acquire a property
- ◆ GSP works hand-in-hand with the communities, cities/local government & township associations to address any initial concerns with the project
- ◆ GSP develops relationships with local construction managers and subcontractors providing jobs to the community during the construction process
- ◆ GSP works with local brokers to find the best users for the land to improve the overall site and to bring an additional dynamic to the property





RECENT CASE STUDIES



GLOBAL MEMPHIS SHELBY, LLC

SELF-STORAGE CONVERSION COMPLETED IN 2022

1200 SOUTHLAND MALL, MEMPHIS, TN

- ◆ GSP acquired a Former Sears Building in November 2020.
- ◆ The property consisted of 14.3 acres, with potential for the creation of retail pads on the parking lot.
- ◆ The building was vacant and in disrepair; GSP converted the building into 105,667 net SF (1,151 units) of Class A climate-controlled self-storage. GSP was able to subdivide the land and create four new parcels. To occupy those parcels, GSP brought Starbucks, AutoZone, Guthrie's Chicken and a County Health Clinic, revitalizing an entire corner block and bringing new activity to a "Dead" shopping center.
- ◆ Certificate of Occupancy for the self-storage facility was received in September 2022 and began leasing in October 2022 with Public Storage as the 3rd party property manager at the facility.



WHO WE ARE

REPOSITIONING STRATEGY

RECENT CASE STUDIES

CONTACT

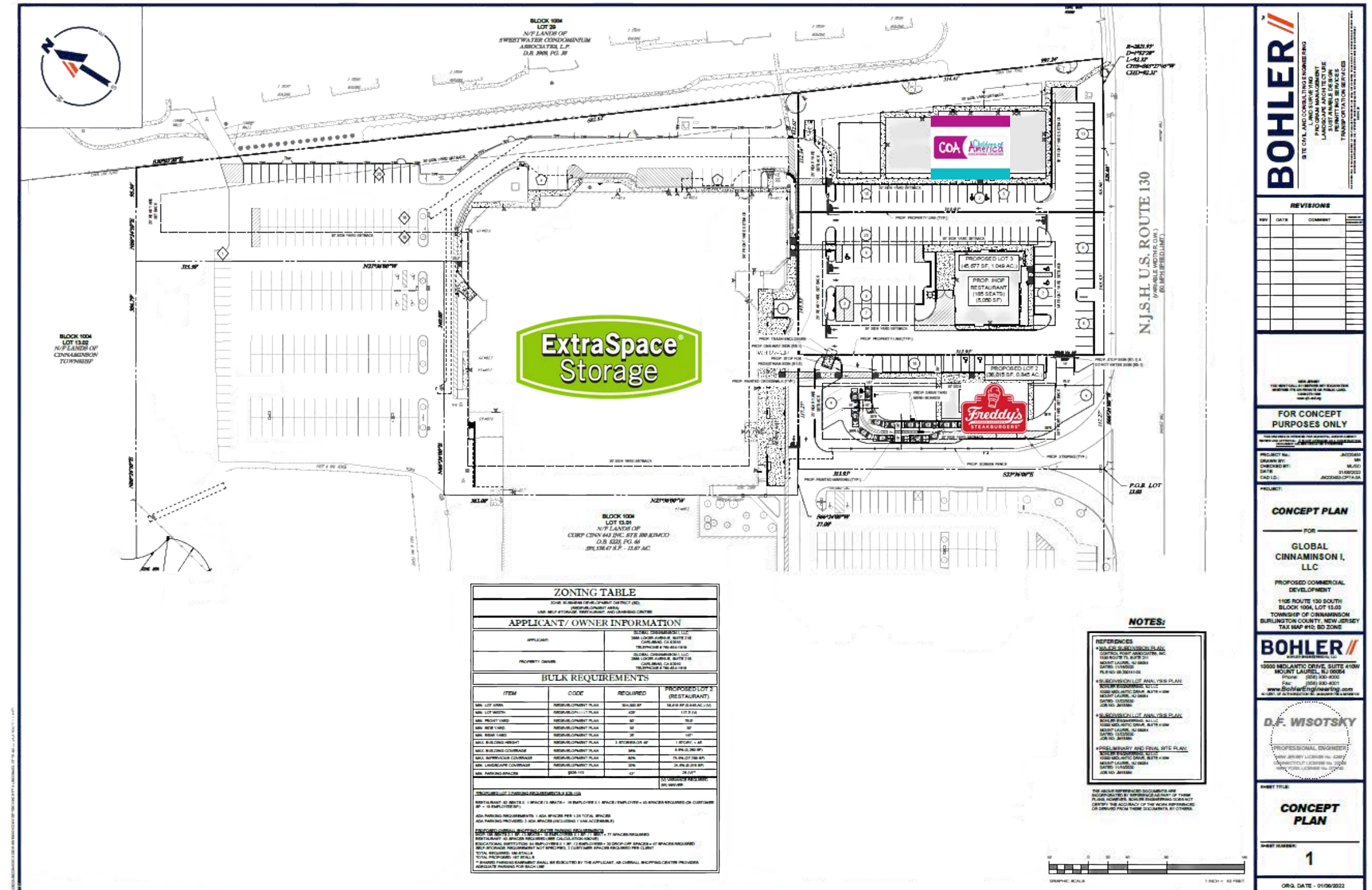


GLOBAL CINNAMINSON, LLC

SELF-STORAGE CONVERSION COMPLETED IN 2021

1105 US-130, CINNAMINSON, NJ

- ◆ GSP acquired the former Acme grocery store in December 2018. At the time, the building had been vacant for several years, was in disrepair and was subject to vandalism.
- ◆ GSP converted the decaying former grocery store building into a Class A climate-controlled self-storage facility consisting of 94,100 net SF (920 units) which created a new vibrancy to the local shopping center. The self-storage facility is managed by Extra Space and is ranked as the top performing Extra Space facility in the Southern corridor of New Jersey.
- ◆ GSP was able to convert the parking lot into 3 separate parcels. Parcel #1 was a build-to-suit for Children of America Daycare. Parcel #2 is available for lease or sale and Parcel #3 was sold and is being developed as a Freddy's Frozen Custard and Steakburger restaurant.





WHO WE ARE



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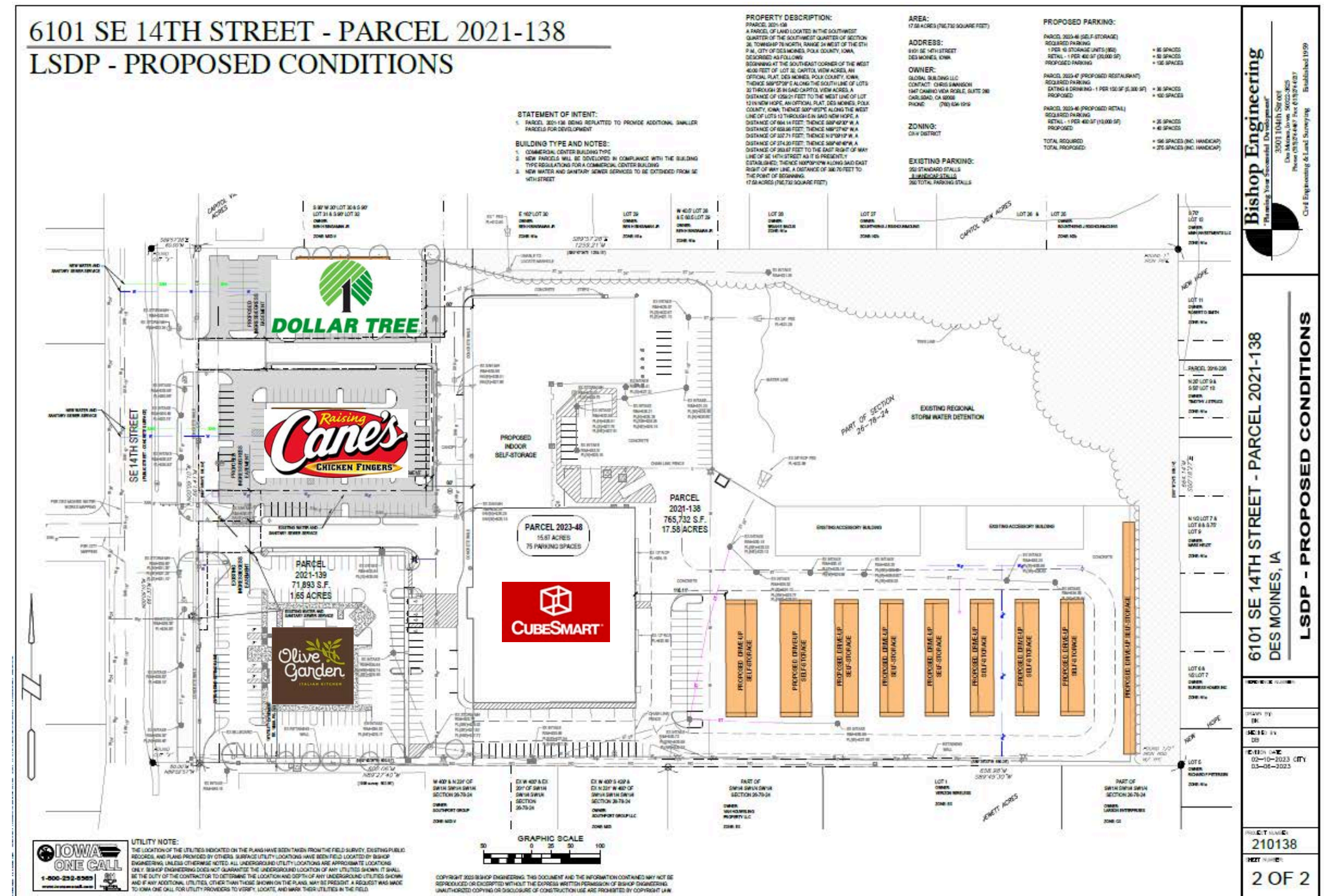


GLOBAL DES MOINES I, LLC

SELF-STORAGE CONVERSION COMPLETED IN 2023

6155 SE 14TH STREET DES MOINES, IOWA 50320

- ◆ GSP acquired the former Menard's property in May 2021. The property consists of ~14.7 acres and GSP subdivided the property into separate parcels.
- ◆ The building was vacant for several years and in need of immediate rehabilitation.
- ◆ The former Menard's home improvement building is being converted into a Class A climate-controlled, 106,962 net SF self-storage facility and the other 3 parcels were sold to several retailers. One of the parcels has been developed into an Olive Garden restaurant, a second parcel is under construction for a Raising Cane's restaurant and a third parcel is under construction for a Dollar Tree store.
- ◆ GSP plans to construct drive-up self-storage units on the back of the site to maximize the value of the property.



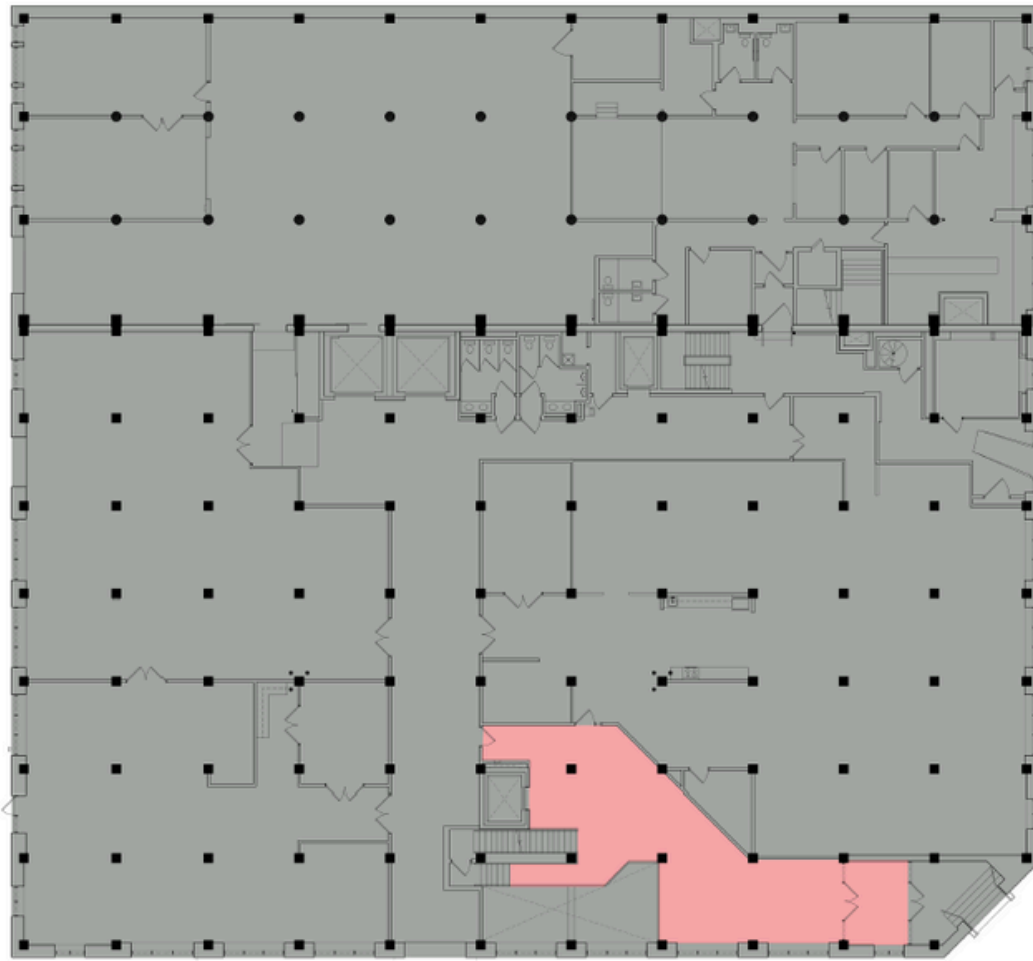
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REPOSITIONING STRATEGY

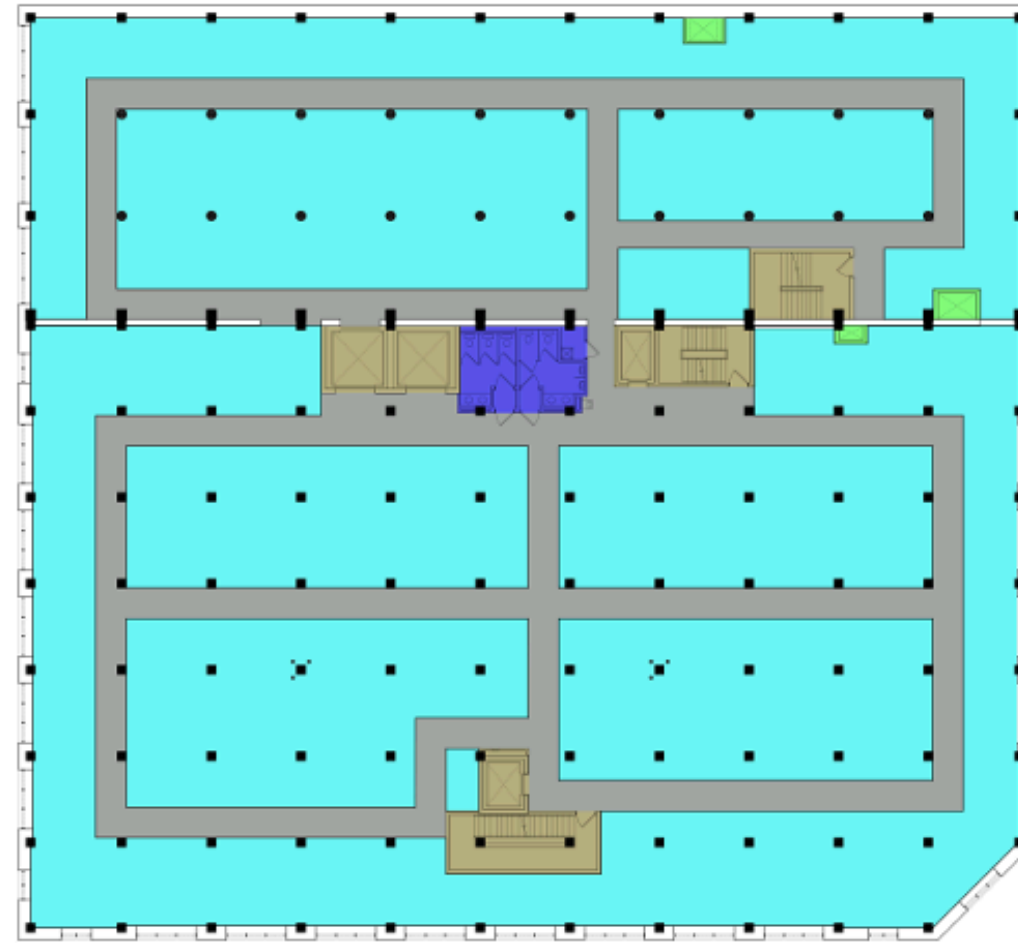
RECENT CASE STUDIES

CONTACT





1st FLOOR
LAYOUT PLAN
SCALE: 3/8" = 1'-0"



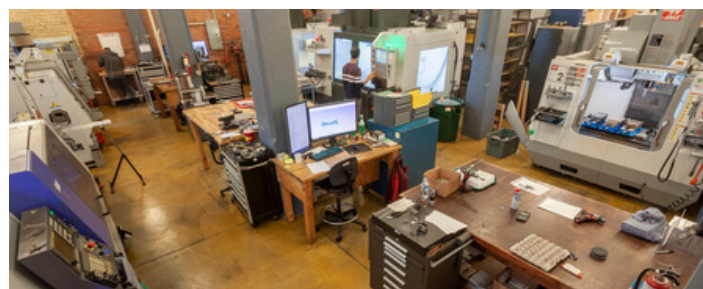
2nd FLOOR
STORAGE LAYOUT PLAN
SCALE: 3/8" = 1'-0"

GLOBAL SAINT PAUL

SELF-STORAGE CONVERSION TO BE COMPLETED IN 2025

287 6TH ST E, ST PAUL, MN 55101

- ◆ GSP is planning to transform the existing building into a vibrant mixed-use space that will feature retail, office, and self-storage, while preserving the building's historical facade. The first floor will be designed to create an energetic and inviting environment, offering commercial options that enhance the downtown experience for both residents and visitors. The upper floors will provide premium self-storage spaces, serving as a key amenity for local residents and businesses. By maintaining the building's historical charm and blending it with modern functionality, this development will not only activate the street level but also meet the growing needs of the community, contributing to a more dynamic and culturally rich downtown.

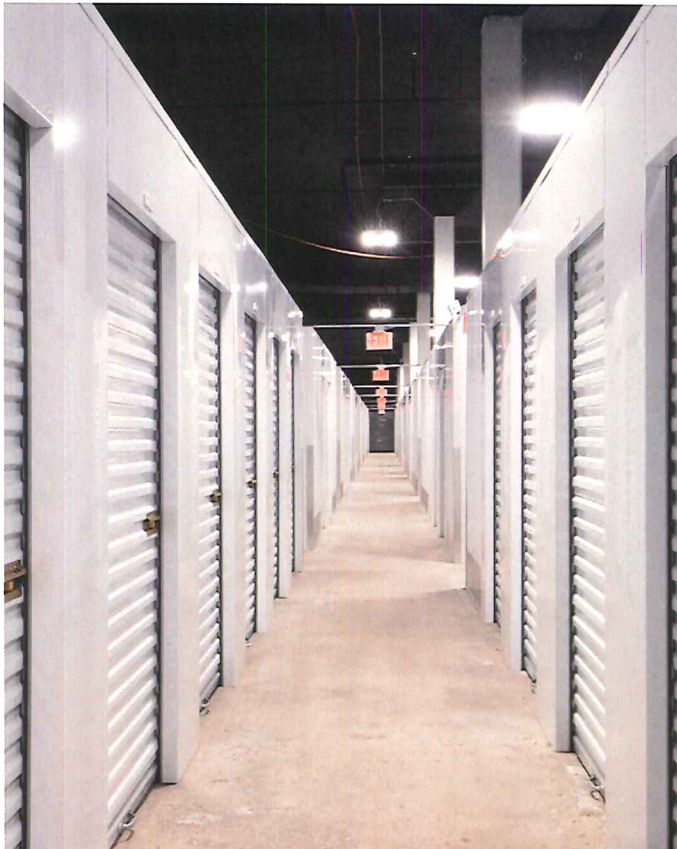


**FOR MORE INFORMATION
ON THE PRESENTATION**

Contact Bernardo Simoes at
bsimoes@global-building.com

www.globalstoragepartners.com





**Building a best-in-class
alternative asset investment
platform focused on growing
NAV per property and
distributions for our capital
partners through value
investing in real estate**



**Global
Storage
Partners**

At Global, every executive, manager and employee approaches their daily tasks from a foundation based upon our "culture of service". We are committed to our partners and our tenants to provide excellent service in every interaction. We are experienced, principled and focused and we are passionate about what we do.

Self-Storage Solutions: Business Applications

www.globalstoragepartners.com

Contact



www.globalstoragepartners.com



tlewis@global-cres.com



760-634-1919

Why Self-Storage?

Renting a self storage unit has become a cost-effective way for businesses to store documents, as well as excess inventory, furniture and electronics. Or, if your business is moving to a new location, using self storage to store items during the move is quite beneficial, and it's easier to access your items than ever before.



Business Advantages

Approximately 32% of storage units are rented by businesses. A report from Fox Business suggests that self-storage may have benefited during the pandemic from people needing more storage as they relocated or made room for home offices to work remotely. According to the 2021 American Community Survey (ACS), the percentage of people working from home nearly tripled from 5.7% in 2019 to 17.9% in 2021

Benefits for businesses

- ◆ **Frees up office space by storing items workers don't use regularly**
- ◆ **Provides a place for extra furniture and equipment until your business needs it**
- ◆ **Can act as a small-scale distribution center or warehouse**
- ◆ **Allows a business to save money by buying office supplies in bulk and store them for future use**
- ◆ **Creates a space to archive important files and documents**
- ◆ **Can use a self storage unit to store files and equipment during a move**



Construction Contractors and Home Services Businesses

Contractors rent storage units to safeguard and access equipment and tools during jobs, preventing weather damage and theft. With frequent site changes, these units provide convenient, secure storage for seamless operations, including storing work vehicles

Landscaping & Lawn Care

Self-storage aids lawn care and snow removal businesses by freeing up home space, offering seasonal equipment storage to maintain organization and efficiency



Manufacturing Businesses

Some manufacturing plants may rent storage units to store raw materials, finished products, or equipment on a short-term basis



Real Estate & Home Staging

Staging a home demands careful storage to maintain furniture and decor quality, with climate-controlled units ensuring protection from temperature extremes. Realtors benefit from self-storage for storing staging items, minimizing clutter, and providing ample space for promotional materials between uses



Office Tenants

Office tenants rent storage units to manage surplus supplies, equipment, furniture, or records, avoiding workspace clutter and maintaining professionalism



Restaurants & Catering

Food businesses like restaurants, catering services, and food trucks depend on various equipment and decor, often leading to clutter. Self-storage helps manage surplus items like furniture, cookware, and business vehicles during off-seasons, preserving space and protecting assets.

Medical & Pharmaceutical Reps



Self-storage offers a secure environment for medical and pharmaceutical supplies, with advanced security features ensuring the protection of inventory, equipment, samples, and documents.

Brick & Mortar Sales

Self-storage offers small businesses a clutter-free solution for excess inventory, ideal for seasonal needs and growth without the cost of a warehouse.



Online Retail



Electronic storefronts and e-commerce businesses have become increasingly popular in recent years. Unlike brick-and-mortar stores, online retailers have no physical location and need somewhere to store inventory between production and shipment. Renting a storage unit for e-commerce storage provides a convenient solution for inventory organization and management. Not only that, but self-storage is a flexible, cost-effective solution for a variety of home-based businesses—including artists, clothing retailers, book dealers, and more.

General Small Businesses

In short, self-storage units can be used by small businesses for a variety of reasons beyond storing inventory, archived records, and excess equipment.



Content Creation



Being a professional content creator requires the right materials for high-quality results. If a content creator is posting to social media or advertising a product, at some point there may be the need for investment in equipment like cameras and microphones, along with proper lighting and backgrounds. Content creators can securely store equipment—including video props and backdrops—when their personal or professional space is limited.

