

### A SMART MIDDLE-GROUND

Bi-level self storage facilities offer a unique balance between single-story and multi-story designs, making them an ideal choice for properties with moderate space limitations or sloped terrain.

Unlike multi-story facilities that require full vertical construction with elevators, bi-level designs typically include two offset levels connected by exterior driveways or ramps, allowing for direct drive-up access on both levels. This approach provides more rentable square footage than a single-story building while avoiding the higher construction costs and complexity of full multi-story structures.

Bi-level self storage strikes an ideal balance of cost-efficiency, tenant convenience, and revenue potential. By utilizing the site's natural contours and offering a mix of unit types, including climate-controlled spaces, owners can maximize rentable square footage and increase their facility's long-term profitability.

For many developers, it's the perfect solution when single-story construction isn't enough and full multi-story construction isn't necessary.

### BI-LEVEL ADVANTAGES

- **Site optimization.** Properties with uneven terrain or hillsides can often accommodate a bi-level design without extensive grading or expensive site work. By taking advantage of the natural slope, owners can effectively double their rentable space and improve the property's return on investment. This design also offers the convenience of drive-up units on each level, which appeals to customers seeking easy loading and unloading access.
- **Incorporation of climate-controlled units.** Both levels can be designed with climate control to protect sensitive items from extreme temperatures and humidity. They also can offer traditional or premium drive-up units. This combination allows facility owners to cater to multiple market segments, from budget-conscious renters to those willing to pay more for added protection and peace of mind.

**Forge is the name to trust for self storage construction. Contact us today for a consultation or free estimate.**

**208.629.2952**

**FORGEBUILDINGS.COM**

SALES@FORGEBUILDINGS.COM

