

SELF STORAGE CONVERSIONS/IN-FILL

Conversions are a cost-effective way to enter the storage market or expand an existing portfolio by repurposing underutilized buildings. Instead of starting from the ground up, developers can transform vacant warehouses, retail stores, office buildings, or industrial facilities into fully functional self storage properties. This approach leverages existing structures to reduce construction time, lower costs, and bring a facility to market much faster than new development.

BENEFITS OF CONVERSIONS

- **Lower Development Costs.** Reusing an existing building can significantly reduce expenses related to land acquisition, permitting, and site work. Conversions often allow developers to preserve elements like the roof, walls, and parking areas, cutting down on material and labor costs. These projects can also qualify for tax incentives or community development support, especially when revitalizing vacant property in a commercial area.
- **Sustainable Development.** Minimize environmental impact by reusing existing materials and infrastructure.

- **Premium Rental Potential.** Easily incorporate climate-controlled units to attract high-value tenants and increase revenue. Many existing buildings naturally support indoor storage layouts, which are ideal for temperature and humidity control.
- **Community Revitalization.** Converting unused retail or industrial space into a clean, secure, and functional self storage facility can improve the appearance of a property, reduce vacancies, and contribute to local economic activity.
- **Faster Time to Market.** For developers seeking a faster, more cost-efficient, and market-ready option, conversions are a strategic way to maximize return on investment while giving new life to existing structures.
- **Optimized Use of Space.** Conversions are perfect for transforming underutilized or vacant commercial, industrial, or retail properties into income-generating assets.

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

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