

The background of the entire image is a dark blue-tinted photograph of a construction site. Silhouetted against a lighter blue sky are several construction workers wearing hard hats and safety gear. They are positioned around vertical rebar structures that are part of a building's framework. The workers are engaged in various tasks, some standing and others leaning over. The overall scene conveys a sense of active construction and teamwork.

EXPERIENCE A BETTER WAY TO BUILD

ARCO
MURRAY

WE KNOW SELF STORAGE



80+

SELF STORAGE PROJECTS
COMPLETED



27+

STATES WITH COMPLETED SELF
STORAGE PROJECTS



8M+ SF

BUILT FOR SELF STORAGE
CLIENTELE

WHY DESIGN-BUILD

TRADITIONAL

- ✗ Owner holds all the risk
- ✗ Multiple contracts and conflicting goals
- ✗ Uncertainty that designs can be executed on budget by a contractor

6% less expensive than plan-spec on average

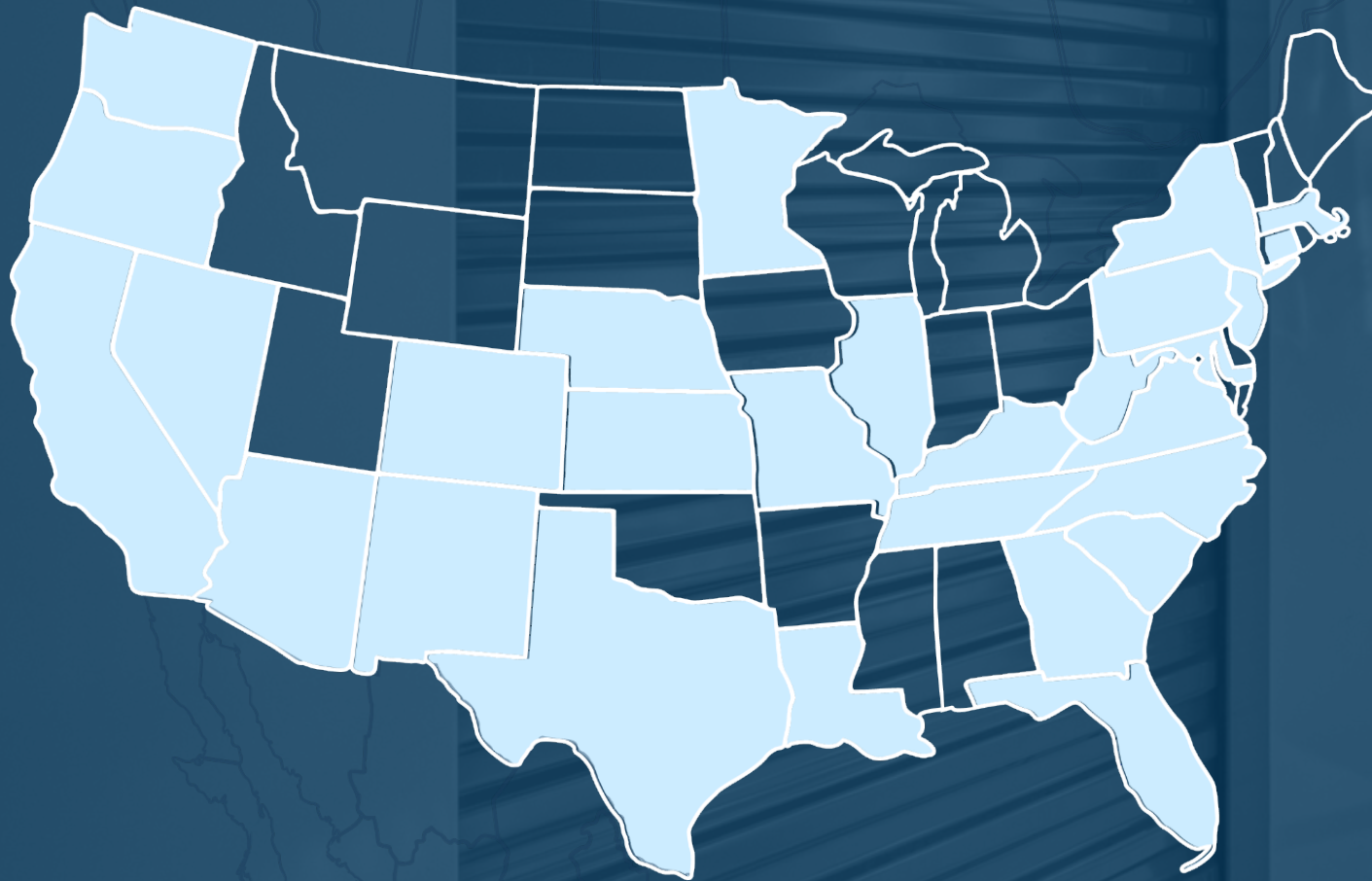
36% faster than plan-spec on average

600% growth in use of design-build since 2002

DESIGN-BUILD

- ✓ Pre-lease budget commitment
- ✓ Lower overall cost
- ✓ Early risk transfer
- ✓ Single point of contact

NATIONAL SELF STORAGE SCALABILITY



» Self Storage Experience

- » Consistent Single Point of Contact
- » National Licensing & Expedited Design
- » Supply Chain Management
- » Dollarized Decisions
- » 30+ Local Offices

ALL-IN-ONE SERVICE

Our in-house expertise includes:



Preconstruction & Development Services

AME

Architectural, Civil, Structural & MEP Design



Project Management

BENEFITS

- Consistent design quality
- Enhanced resource capabilities
- Faster design timelines
- Consistently optimized costs and design
- Simultaneous efforts & team harmonization

	TRADITIONAL PLAN-SPEC	CLASSIC DESIGN-BUILD	ARCO/MURRAY DESIGN-BUILD
Preliminary Engineering			○
Utility Availability & Cost Estimation			○
Hire Due Diligence Consultants			○
Preconstruction Schedule			○
Findings & Risk Annotations			○
Zoning/Entitlement Coordination			○
Platting & Addressing			○
Utility Coordination			○
Permit Coordination		●	○
Schematic Budgeting	●	●	○
Architectural Coordination		●	○
MEP Design Coordination & Risk		●	○
Structural Design Coordination & Risk		●	○
Trade Coordination	●	●	○
Owner Vendor Oversight	●		○
Expedited Field Changes		●	○
Code Compliance		●	○
Remote Construction Management Tools		●	○

IN-HOUSE SERVICES



PRECONSTRUCTION

- Site & Space Plan Layouts
- Work Letter Writing and Pricing
- Engineering Doc Analysis
- Zoning & Permit Navigation
- Regulatory Roadblock Detection
- Utility Needs & Availability Report
- Regional Cost Estimation



ENGINEERING & DESIGN

- Concept Design
- Pre-Engineering Drawings
- Interior Design / Material Selection
- Energy Model
- Electrical Capacity Sizing
- Mechanical Equipment Coordination

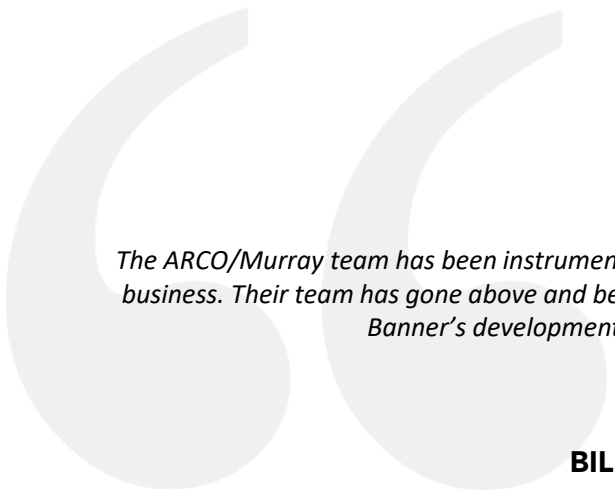


PROJECT MANAGEMENT

- Lease Workletter Pricing
- Budget & Schedule
- Design Management
- Bid Analyses & Instructions
- Quality Control
- Specialty Vendor Management
- Warranty/Training



PROJECT EXPERIENCE



The ARCO/Murray team has been instrumental in the success of Banner's growth in the storage business. Their team has gone above and beyond in order to make this a successful venture for Banner's development of our self storage portfolio.

BILL HENRY

PRESIDENT, BANNER REAL ESTATE GROUP



EASTVALE STORAGE

Self Storage Facility

PROJECT
Eastvale, CA

SQUARE FOOTAGE
156,000



LYNDHURST STORAGE

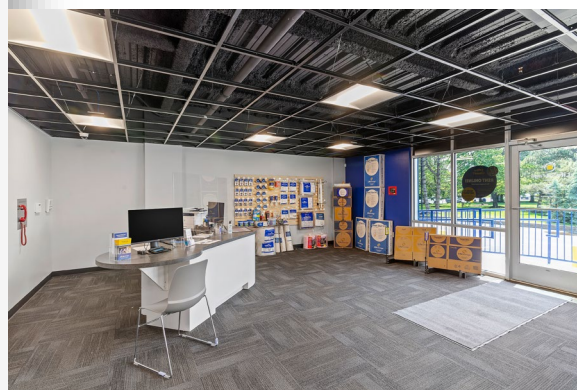
Self Storage Facility

PROJECT

Lyndhurst, NJ

SQUARE FOOTAGE

117,402



CALHOUN AVE STORAGE

Self Storage Facility

PROJECT

Houston, TX

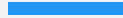
SQUARE FOOTAGE

126,000



CORRALES STORAGE

Self Storage Facility

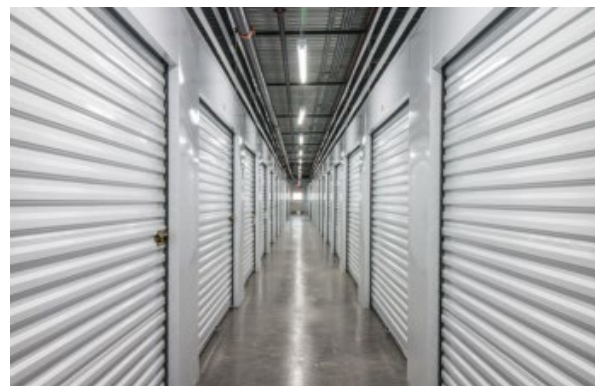


PROJECT

Albuquerque, NM

SQUARE FOOTAGE

88,000



GUARDIAN NORTH STRABANE

Self Storage Facility

PROJECT

Cannonsburg, PA

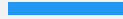
SQUARE FOOTAGE

116,200



MONTFORT STORAGE

Self Storage Facility



PROJECT

Dallas, TX

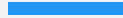
SQUARE FOOTAGE

123,600



CURRY ROAD STORAGE

Self Storage Facility



PROJECT

Tempe, AZ

SQUARE FOOTAGE

100,000



HACKS CROSS SELF STORAGE

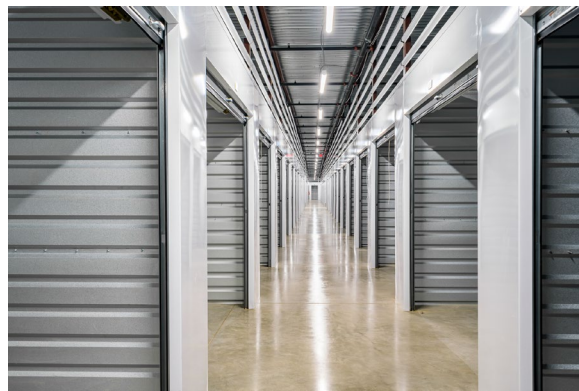
Self Storage Facility

PROJECT

Memphis, TN

SQUARE FOOTAGE

90,000



VIRGINIA AVE STORAGE

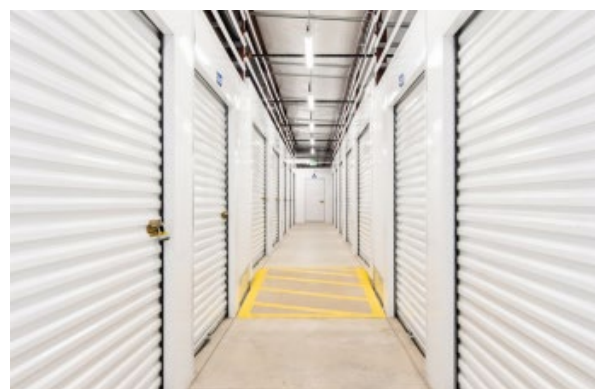
Self Storage Facility

PROJECT

Martinsburg, WV

SQUARE FOOTAGE

97,600

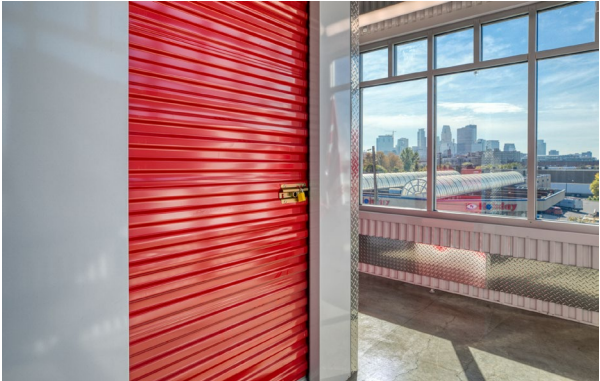


WASHINGTON AVE STORAGE

Self Storage Facility

PROJECT
Minneapolis, MN

SQUARE FOOTAGE
125,000



RUCCIO WAY STORAGE

Self Storage Facility Renovation

PROJECT

Lexington, KY

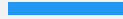
SQUARE FOOTAGE

131,000



CLIFTON SELF STORAGE

Self Storage Facility

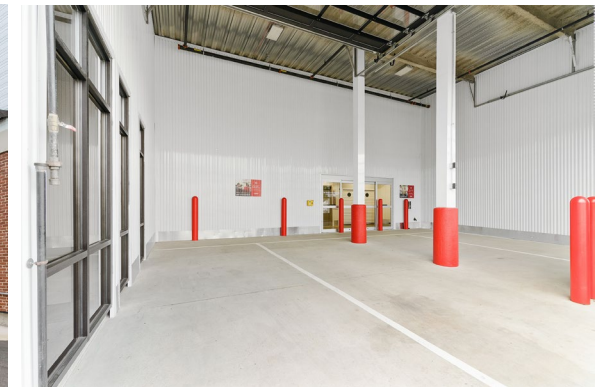
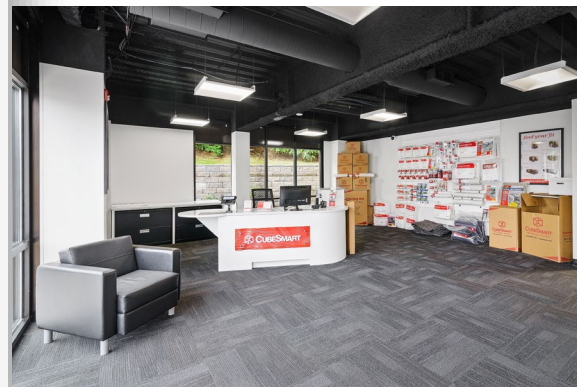


PROJECT

Clifton, NJ

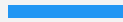
SQUARE FOOTAGE

156,665



HILLSIDE STORAGE

Self Storage Facility



PROJECT

Hillside, NJ

SQUARE FOOTAGE

148,500



CRANBERRY SELF STORAGE

Self Storage Facility

PROJECT

Cranberry, PA

SQUARE FOOTAGE

95,000



HOSFORD STORAGE

Self Storage Facility

PROJECT

Portland, OR

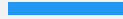
SQUARE FOOTAGE

126.800



GUARDIAN AURORA

Self Storage Facility



PROJECT

Aurora, CO

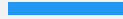
SQUARE FOOTAGE

116,200



EASTSIDE SPECTRUM

Self Storage Facility



PROJECT

Vancouver, WA

SQUARE FOOTAGE

136,200



DELANCO STORAGE

Self Storage Facility Retrofit

PROJECT

Delanco, NJ

SQUARE FOOTAGE

100,700



WILLARD STORAGE

Self Storage Facility

PROJECT

WILLARD, CT

SQUARE FOOTAGE

120,000



UNDER CONSTRUCTION

LITCHFIELD PARK STORAGE

Self Storage Facility

PROJECT

Litchfield Park, AZ

SQUARE FOOTAGE

129,501



UNDER CONSTRUCTION

FLAMINGO SELF STORAGE

Self Storage Facility

PROJECT

Las Vegas, NV

SQUARE FOOTAGE

141,315



UNDER CONSTRUCTION

SAHARA SELF STORAGE

Self Storage Facility

PROJECT

Las Vegas, NV

SQUARE FOOTAGE

121,995



UNDER CONSTRUCTION

ALAMEDA STORAGE

Self Storage Facility

PROJECT

Alameda, CA

SQUARE FOOTAGE

110,000



RODEO PARK STORAGE

Self Storage Facility

PROJECT

Santa Fe, NM

SQUARE FOOTAGE

101,300



FRISCO STORAGE

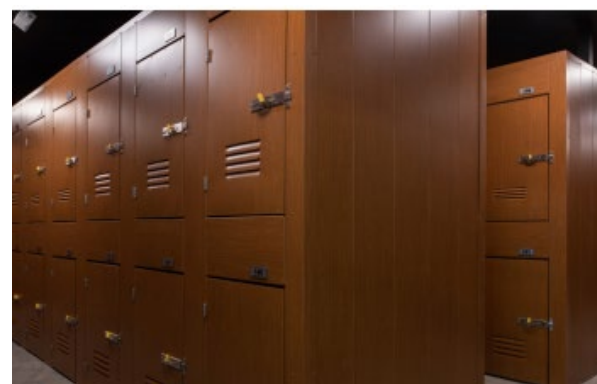
Self Storage Facility

PROJECT

Frisco, TX

SQUARE FOOTAGE

115,800





EXPERIENCE A BETTER WAY TO BUILD.