

# MILLER

Your System For Building Success

## RELOCATABLE STORAGE



### MAXIMIZE SELF-STORAGE USAGE...

Miller Building Systems Relocatables can maximize property usage for your self-storage business, increasing cash flow with seven year depreciation. Miller Relocatables are available in a variety of sizes and colors. The units do not require foundations, and can be placed on stone or asphalt for immediate use. Miller relocatable customers include U-Haul, Public Storage, and Devon Self Storage.

- Standing seam roof design
- Sizes up to 10'x50'
- Peak or shed roof design
- Galvalume Plus® partitions
- Delivered complete or knocked down
- Plywood or steel floors
- Dummy Doors

# MILLER

YOUR SYSTEM FOR BUILDING SUCCESS

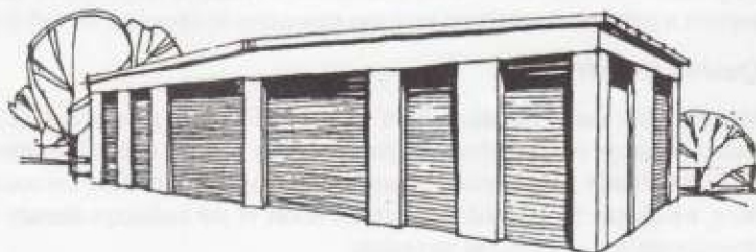
800-323-6464

MillerBldgs.com



# Make more money with Miller Relocatables

If you have extra space anywhere on your existing site, you can turn it into cash with relocatable buildings. If you find another site, paved or stoned and ready to go, try relocatables. Since relocatable modules are portable, most owners use them as a tax advantage. While the Internal Revenue Service hasn't ruled on this practice to date, based on case law, many in the industry are taking relocatables as a seven-year write-off of personal property, as opposed to a thirty plus year write-off for permanent structures.



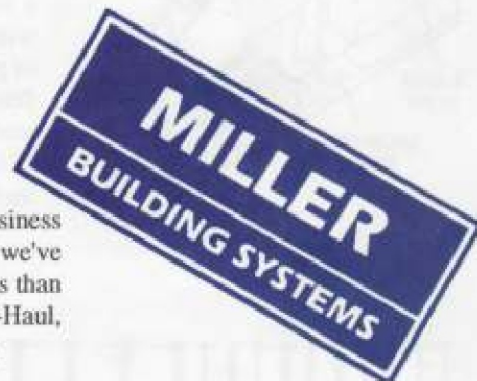
## What are Relocatables?

Relocatables are prefabricated modular units that can be placed directly on existing asphalt or stone. Above the floor line, the buildings are identical to Miller's contemporary self-storage buildings built on concrete slabs.



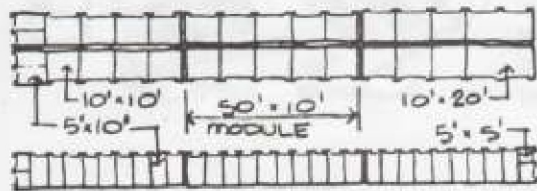
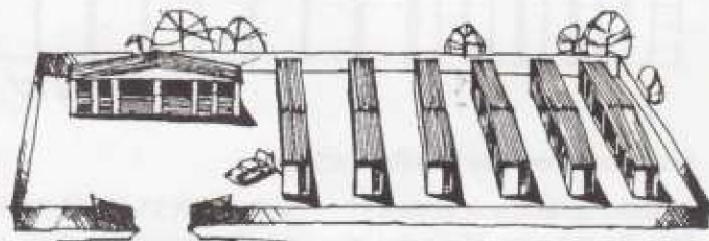
## Choose The Leader In Relocatables

Miller Buildings specializes in self-storage buildings and we've been in the relocatable business since 1978. We have the experience and the quality products to keep us on top, which is why we've sold more relocatables than any of our competitors. Plus, we offer more complete services than other manufacturers - from site planning and unit mix layout to building permit guidance. U-Haul, Public Storage and Sovran are large National operators that are using Miller relocatables.



## Numerous Uses

**Expansion . . .** Typically, relocatables are used to expand an existing project by placing them on extra space along a fence line or at the rear of a site. Almost any operator can turn relocatables into additional profit because all management fees and capital expenditures like paving, lighting and fencing have already been paid. So once the units are paid for, all other income is pure profit. Most of our customers have told us that relocatables pay for themselves in 15 to 24 months.



**New Projects. . .** Some operators have worked their way into the self-storage business gradually by buying a few relocatables at a time. Once the modules are rented and there's money coming in, they add more units.

Miller Buildings has assisted many customers across the country start projects made up entirely of relocatables. Since they can be put up on leased land or odd shaped lots, relocatables offer more flexibility than on-slab buildings.

Entire relocatable projects have sprung up all over, due, in part, to the widespread availability of industrial properties for lease or sale. Many of these properties are already paved, fenced and lighted, and immediately ready to accept relocatables.

Relocatables can also be used to "babysit" land until it is ready for a better use. One of our customers placed 60,000 square feet of relocatables on prime real estate to cover the interest and carry the riverfront property until the area, which is being revitalized, is ready for a planned condominium high-rise.



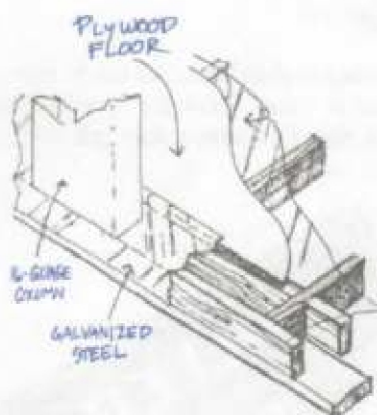
Listed below are several types of properties that Miller Buildings has converted into self-storage sites using relocatables.

- automobile dealerships
- trucking terminals
- fuel oil depots
- mobile home parks
- motels
- gas stations/mini marts
- parking lots
- short-term leased lands
- outside storage yards
- camp grounds

**Overcome Natural Barriers . . .** With municipal approval, relocatables are often placed over water, gas and sewer lines because they can be moved within 24 hours, if necessary. They can also be placed on ground that is not suitable for excavation, because it doesn't have adequate bearing capacity to support a permanent structure or is too expensive to excavate for full footings.

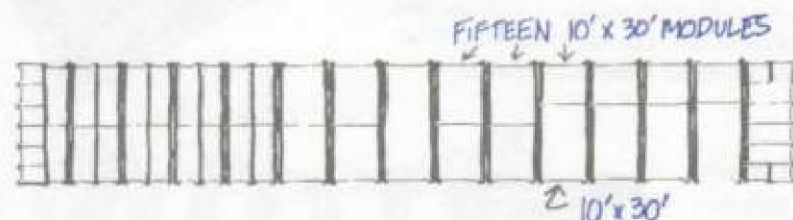
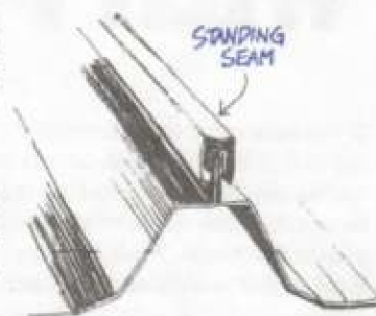
### Quality Construction

Miller's Relocatable Buildings have 16" wide, 16 gauge galvanized "C" channel columns covered with a 26 gauge ribbed galvalume panel, factory painted with a Signature 200 color coating with a 20 year warranty. Headers are 26 gauge factory panels matching the color and profile of the roll-up door, which can be ordered to match the doors of the buildings already on your site. Gutters and downspouts are available as an option.



**Galvalume Standing Seam Roof . . .** Each module has a Galvalume standing seam roof that comes with a 20-year manufacturer's warranty. The roof has a 1/4 inch in 12 inch pitch (to front, rear or peaked) and has insulation to help eliminate condensation.

**Exclusive Flooring System . . .** Miller Relocatables have a three-layer flooring system combining pressure-treated lumber (with a 30-year ground contact life) and galvanized metal, so it can withstand direct contact with water. The subfloor is constructed of pressure-treated 2x4's and 2x6's laid flat and topped by 2x4 floor joists on 16-inch centers. The interior flooring system is made up of 3/4 inch exterior grade plywood. The entire perimeter of the floor is then framed in 16-gauge steel which forms a 3/4 inch raised lip to keep water out.



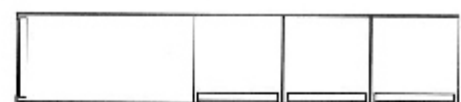
**Specially Engineered Anchor Systems . . .** Relocatables do not require perfectly flat ground conditions for operation because there is enough tolerance in the buildings and door systems to allow them to work effectively under sloped conditions. However, our engineers have designed the relocatables so they can be anchored to the ground where required. All four corners have a bracket assembly that can be bolted to a ground rod, which the customer can purchase locally based on the bearing capacity of the soil.

### Sizes and Possible Configurations

Modules are available in sizes 10 feet wide by 10, 15, 20, 25, 30, 35, 40, 45, and 50 foot long. By using our 24-gauge Galvalume Plus partition systems, the standard sizes can be subdivided into units measuring 5'x5', 5'x10', 5'x15', 10'x15', 10'x20', 10'x25', 10'x30', 10'x35', and 10'x40'. Doors can be placed on any side of the modules, enabling customers to structure the building in the precise size and shape required by their floor plan. Relocatables can be nested end-to-end or back-to-back in dozens of different configurations as shown here. We work closely with our customers to design the most efficient layout for their sites.



### Miller Building Systems



50'-0"



50'-0"



50'-0"



50'-0"



50'-0"



40'-0"



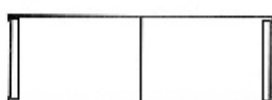
40'-0"



30'-0"



30'-0"



30'-0"



25'-0"



25'-0"



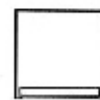
20'-0"



20'-0"



15'-0"



10'-0"



10'-0"

### Contemporary Relocatable Specifications

22, 24, 26 gauge standing seam roof; up to 72lb snow load & 140 mph wind

26 gauge siliconized polyester exterior walls in 15 colors.

Roll up doors (20 colors) with tension control and ball bearings.

Insulated ply-foil roof; Architectural blue prints.

Delivered completely assembled with a pressure treated wood floor system.

23' crane or 10,000lb all-terrain reach lift required by buyer to lift off of Miller truck.

Sales Tax is not included. Quantity discounts available.

Most roofs are 1/2 x 12 Shed slope. Others are 1/4 x 12 Peak roof.

No Gutters and Downspouts.

One truck load delivers 40 to 50 feet of relocatables.

Freight charge is \$7.00 per mile from Harrisburg, PA

Date 2-25-18

Drawn By psf

Scale

Order No.

Sheet No.

Job Description

Miller Buildings Inc  
Myerstown, PA 17067  
1-800-323-6464

Sheet Title

Relocatable Unit Samples



#### MILLER BUILDING SYSTEMS

These drawings have been prepared for buildings incorporating methods & materials utilized by Miller Building Inc.

Any unauthorized use of this drawings in whole or in part is prohibited and this notice shall serve to hold harmless Miller Building Inc.,

Date Revision

By

# MILLER BUILDINGS, INC.

## GENERAL SPECIFICATIONS Relocatable Self-Storage Buildings

**DESIGN CRITERIA:** M.B.M.A. and A.I.S.I.

**ROOF LOADS:** Roof loads from 30 to 110 lbs. ground snow load (Snow Load Factor .7) and wind loads from 70 to 150 mph

**ROOF PITCH:** 1/2" in 12", up to 1" in 12"

**EAVE HEIGHT:** 8'4" & 9'4"

**STRUCTURAL:** Columns are 16" wide, 16 gauge "C" channel covered with a 26 gauge galvanized panel; factory painted with Signature 200 color coating (14 colors available.) *40 year manufacturer's limited paint warranty.* Headers are 26 gauge factory painted panels matching the color and profile of the roll-up doors. Posts and purlins are 16 gauge. Posts are on 10' bays with interior spacing on 5' centers. Exterior columns are on 10' bay spacing.

**EXTERIOR FRAMED OPENINGS:** 8'8" and 3'8" wide by 7'0" high. Dummy door panels or "R" panel factory painted sheeting will be used at the corners of the building.

**ROOF:** 26 gauge bare Galvalume Plus Standing Seam with a fixed clip system. *20 year manufacturer's warranty.* Gutters and downspouts (or false gutters) are available as an option.

**FLOOR SYSTEM:** Three layer system combining pressure-treated lumber and galvanized metal, within a frame of 16 gauge steel. The subfloor is constructed of pressure-treated 2x4's laid flat and topped by 2x4 floor joists on 16" centers. The interior flooring system is made up of 3/4" exterior grade plywood. The entire perimeter of the floor is then framed in 16 gauge steel which forms a 3/4" raised lip to keep water out.

**ANCHOR SYSTEM:** All four corners have a bracket assembly that will be bolted to a ground rod, which we supply.

**WALL PANELS:** 26 gauge Galvalume Plus "R" panel with Signature 200 color coating (14 colors available.) *40 year manufacturer's limited paint warranty.*

**PARTITIONS:** 29 gauge Galvalume Plus "U" panels, used as unit dividers. (See Miller Buildings Interior Self-Storage System for specifications on our hallway systems.)

**DOORS:** Roll-up doors are 26 gauge pre-painted galvanized steel complete with coil springs, brackets, door stops, slide latch and bottom bar with rubber astragal. (23 colors available.) *40 year manufacturer's limited paint warranty.*

### OPTIONS:

- All Galvanized Structural Material
- Flush Door Jambs and Headers
- Galvanized Structural Door Jambs
- Vinyl-Backed Fiberglass Insulation (3") or "Ply-Foil" Bubble Insulation (recommended to help prevent condensation)
- Gutters and Downspouts
- Storage Master Locks
- Metal Floor System



Reference: Setting Miller Buildings, Inc., Relocatable Storage Units

Note: Shimming is ONLY required when the surface is not level.

When setting Miller Buildings' relocatable storage units, it is essential that the units be fully supported at the proper locations. Failure to do so may result in a sagging floor that could compromise the structure and cause the doors and roof to fail.

The use of suitable shimming materials such as ground contact pressure treated lumber or masonry block is required.

At minimum, the units should have support at each corner and underneath every structural post location. They should have a support running the entire length of the center of the unit. This support shall be located directly underneath the center skid and perpendicular to the floor joists.

The ideal and recommended method of shimming would be to run continuous shims supporting the two perimeter skids which run perpendicular to the floor joists as well as a third continuous shim running beneath the skid that runs down the center of the unit.

The units may be set on a 1% slope as long as the direction of slope does not cause a negative pitch on the roof.

Contact Miller manufacturing facility to review shimming prior to setting the units (717-866-2319.)

Upon completion of shimming, the units shall be secured with the provided  $\frac{3}{4}$ " rebar anchors. If units are being set on a concrete slab then  $\frac{3}{4}$ " x 6" wedge anchors shall be used.



Unloading requirements and approximate weights for Miller Relocatable storage buildings.

There are eyebolts in the four corners of the buildings. Miller's truck driver will provide a set of four leg lifting cables for unloading the buildings. These cables will attach to the eyebolts and will terminate at a one point lifting clevis. When the cables are attached to the eyebolts and are fully extended while the building is on the trailer, the central lift clevis will be at 23' above grade. The customer must provide a ladder and a person to make the cable attachments.

When Miller Relocatable buildings are being unloaded with a crane, we suggest providing the crane company with the size and the weight of the buildings and allowing them to determine what size crane will be required.

An all-terrain telescopic boom forklift such as a Gradall 544d10-55 or Lull 1044c-54 (10,000 lb. units) may also be utilized for unloading the buildings. The approximate building weights are listed below along with the required forklift size. Due to the size of the buildings, straight mast forklifts and excavators typically are not adequate for unloading.

<u>Size</u>	<u>Approximate Weight</u>	<u>Required Forklift</u>
10' x 20'	*2,500 lbs	6,000 lb Telescopic boom
10' x 30'	*3,500 lbs	8,000 lb Telescopic boom
10' x 40'	*4,500 lbs	10,000 lb Telescopic boom
10' x 50'	*5,500 lbs	10,000 lb Telescopic boom

\* Weight will vary depending on building design and components.  
Consult with your representative.