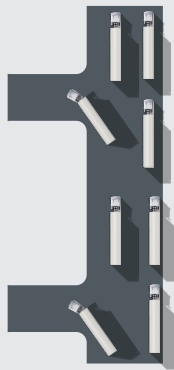




SUGGESTED MANUFACTURERS:



Additional Benefits: Improves efficiency and provides adequate queuing area to get inbound trucks off the street.

For more information on Guardshacks and the benefits they bring, [connect with the real estate experts at Lee & Associates.](#)

With the evolution of industrial distribution and manufacturing buildings throughput, turns, velocity and overall truck traffic continues to increase. Security is another factor which often starts with a secure site, consisting of perimeter fencing and controlled point of access.

At the controlled point of access, a guard shack is typically installed to allow a guard to oversee the access in and out of the site.

Pre-assembled, modular guard shacks are often a good solution over ground-up construction for such a small structure.

Another factor to consider is the local adoption of certain energy codes as the guard shack units may not meet locally adopted energy codes. This can be discussed with local contacts to determine the best way to address this matter, should it exist.

The following outlines some basic information to consider when adding a guard shack to a new or existing industrial site:

| | |
|--------------------------|--|
| SIZE | This assumption is for a 8' x 10' or 10' x 10', however, size range from 4' x 4' to 10' x 12'. |
| COST | \$25,000 (not energy code compliant) - \$49,810 (energy code compliant) for unit delivered to site |
| POWER TO UNIT | \$5,500 - \$6,000 |
| PAD FOR UNIT | \$7,000 (assuming existing surface is not paved or flat) |
| IRRIGATION REPAIR | \$800.00 |
| RESTRIPE PARKING | \$800.00 |
| LEAD TIME | 4 - 16 weeks (may vary based on manufacturer) |
| TOTAL INVESTMENT | <u>\$39,100 - \$64,410 *</u> |

*Note: 1) a 10 x 17 unit could run \$135,000 for just the unit
2) Should allow for rapid depreciation due to modular nature itself