



MAKO
S T E E L

LEADER IN SELF STORAGE CONSTRUCTION

About Us

For more than 20 years, Mako Steel has been the leading provider of metal structures for the self storage industry. What started as a timely business concept from a dining table in Encinitas in the early 90's has grown into a reputable, well-managed solution providing company specializing in self storage.

From concept to completion, and from the simple to the most complex – our team of experts and engineers can help you build your self storage project efficiently and economically.



Corporate Profile

Owners: **Caesar Wright, Robert Lesko, James Bartnick**

Year Incorporated: **1993**

Corporate Headquarters: **Carlsbad, CA**

Projects Completed: **1500+**

Area Serviced: **Nationwide**

Shipping Locations:

- Adelanto, CA
- Sunnyvale, TX
- Salt Lake City, UT
- Bossier City, LA
- Clinton, IL
- Winchester, VA
- Peachtree City, GA
- Rome, NY

Services Provided:

- ✓ Concept Site Planning
- ✓ Structural Engineering / Foundation Design
- ✓ Metal Building Systems / Components
- ✓ Experienced Project Management
- ✓ Building System Supply
- ✓ Construction Budgeting
- ✓ Expert Installation

Members of:

- National Self Storage Association
- WA – SSA
- CA – SSA
- CO – SSA
- AZ – SSA
- FL – SSA
- TX – SSA



A Message From The President

On behalf of the entire staff at Mako Steel, I want to thank you for your interest in our company. For over 20 years, it has been our goal to help self storage developers & contractors find the best and brightest individuals in the Industry when they reach out to us.

We have built our business and our reputation on the strong shoulders of our forward thinking employees. We have never wavered in our commitment to provide a customer service experience for our clients and to be a resource for you during construction that surpasses all others.

With nearly 70% of our annual business coming from either repeat or referred customers – we know that our success is closely tied to yours, and that the expertise and commitment of our team can help make the difference.

As you navigate through the many decisions that make up a Self Storage Construction project, please use our team as a resource. We love to make your success our priority.

Sincerely,

Caesar Wright



Single Story Self Storage

Mako Steel's One-Story Self Storage Solutions offer features that are important to you and your renters. Instead of providing "out of the box" plans for a limited number of unit mix configurations, we custom design every project to meet the needs of our clients.

We offer three different single story systems:

1. Standard Metal Construction with a Continuous Header
2. Standard Interior Steel Framing with CMU Piers and Matching Door Filler Panels
3. Bolt-Together Structural Pier & Header System

“ I have known Mako Steel to be a leader in the field for over 10 years now. When I expanded my facility last year, we did all the market research that we could do and ended up working with Mako Steel. The project went up without a hitch. I highly recommend Caesar Wright and Mako. We rely upon their expertise for ground-up development as well as for expansion plans. ”

– Georgia Ragsdale, CEO and Owner

Standard Design/Inclusions:

- **Roofing** – Standing Seam or Screw Down Panels in Galvalume Coating or Any standard color. Your choice of Gable or Shed Style Roofing at pitches ranging from ¼:12 to 6:12
- **Exterior Siding** – Typically “R” Panel in Any Standard Color
- **Framing** – Option for Galvanized or Red-Oxide Light Gauge Framing
- **Insulation** – Options for 2” White Vinyl backed Vapor Barrier or Climate Control Packages including Roof & Wall Insulation with liner panels
- **Roll-Up Doors** – 26 GA. Corrugated Steel Doors available in 20 Standard Colors
- **Trim Packages** – 26 GA. Simple Eave Trim in any standard color or 24 GA. 5” Sectional Gutter and Downspout
- **Engineering Services** – In House Engineering and Drafting
- **Labor to Install** – Certified, Licensed and Insured Installers

DEPENDABLE



Multi Story Self Storage

Mako Steel is the market leader in providing innovative ways to build multi-story self storage systems. With our headquarters in Southern California, we were one of the first Steel building companies to establish design standards for vertical self storage construction. We continue to be recognized as one of the experts in Multi-Story Self Storage. We have the ability to incorporate CMU, Tilt-Up, Built-Up Roofing, Stucco and other architectural embellishments to provide the "look" that your local jurisdiction requires.

// Thank you for handling the construction of our new two-story climate controlled storage building. The material package you delivered was very complete and delivered when scheduled. The crew you had erecting our building was efficient and helpful. The building went together like a snap! //

– Kinsey K. Culp Jr., President

Standard Design/Inclusions:

- **Roofing** – Standing Seam, Screw down, or Roof Decking with Composite or Membrane Roofing Panels in Galvalume Coating or Any standard color. Your choice of Gable or Shed Style Roofing at pitches ranging from 1/4:12 to 6:12
- **Exterior Cladding** – Framing for Stucco, or your choice of metal siding profiles including insulated panels with a variety of finishes
- **Framing** – Option for Galvanized or Red-Oxide Light Gauge Framing
- **Insulation** – 2" Vapor Barrier or Custom Insulation Package for Climate Control Environments
- **Floor Deck** – Typically a 2w 18ga. Corrugated Deck
- **Roll-Up Doors** – 26 GA Corrugated Steel Doors available in 20 Standard Colors
- **Interior Corridor Systems** – Options for Flush or Corrugated Blank wall areas and other options like Kick Plates, Corner Guards, Soffit and lights
- **Trim Packages** – 26 GA Simple Eave Trim in any standard color or 24 GA 5" Sectional Gutter and Downspout
- **Structural Steel** – Structural Steel as required by engineering with options to provide stairs & elevator hoist beams
- **Engineering Services** – In House Engineering and Drafting with CMU Block and Foundation Engineering Included
- **Labor to Install** – Certified, Licensed, and Insured Installers

REPUTABLE



Boat & RV Enclosed/Canopies

Mako Steel has been at the forefront of the growing Boat and RV Storage business. Boat and RV Storage is a booming business that can be combined with your conventional self storage development or thrive as a stand-alone self storage investment.

We offer designs for fully enclosed or canopy storage.

// Mako Steel completed the Menifee Self Storage project ahead of schedule. Their work, scheduling, paper work, and can do approach to projects made my decision to have Mako provide the steel for Mission Self Storage, currently being built. To date, Mako is again outperforming their commitment and my expectations. //

- Don Clauson

Standard Design/Inclusions:

- **Roofing** – Standing Seam or Screw Down Panels in Galvalume Coating or Any standard color. Your choice of Gable or Shed Style Roofing at pitches ranging from ¼:12 to 6:12
- **Exterior Siding** – Typically “R” Panel in Any Standard Color
- **Framing** – Option for Galvanized or Red-Oxide Light Gauge Framing
- **Insulation** – Options for 2” White Vinyl backed Vapor Barrier or Climate Control Packages including Roof & Wall Insulation with liner panels
- **Roll-Up Doors** – 26 GA Corrugated Steel Doors available in 20 Standard Colors
- **Trim Packages** – 26 GA Simple Eave Trim in any standard color or 24 GA 5” Sectional Gutter and Downspout
- **Structural Steel** – Structural Steel as required by engineering with options to provide stairs & elevator hoist beams
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www.makosteel.com



Conversions

Mako Steel provides a cost effective and timely solution to developing in urban markets where land can be expensive and scarce. By integrating a Self Storage system within existing vacant structures, owners and developers can turn an under-performing property into a profit center. This type of development is commonly referred to as a "conversion" or "infill" project and typically includes multi-level construction via installation of steel mezzanine platforms along with the traditional door & corridor system.

// Contracting Mako Steel to engineer and build out our Conversion project kept the project streamlined and efficient. The communication between the engineer, project manager, and labor crew was remarkable. I'm looking forward to my next project with Mako. //

**- Robert Stacks, President
RDS Construction**

Standard Design/Inclusions:

- **Framing** – Option for Galvanized or Red-Oxide Light Gauge Framing
- **Floor Deck** – Typically a 2w 18 GA Corrugated Deck
- **Roll-Up Doors** – 26 GA Corrugated Steel Doors available in 20 Standard colors
- **Interior Corridor Systems** – Option for flush or corrugated blank wall area and other options like kick plates, Corner Guards, Soffit and lights
- **Structural Steel** – Structural Steel as required by engineering with options to provide stairs & elevator hoist beams
- **Engineering Services** – In House Engineering and Drafting with CMU Block and Foundation Engineering Included
- **Labor to Install** – Certified, Licensed, and Insured Installers

EXPERIENCED

GaragePlusStorage.com



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