



JANUS
INTERNATIONAL GROUP

**Self-Storage Safety &
Security in a Digital World**
Think Smart and Think Strong

How to overcome safety and security challenges
and build smart for today and tomorrow.

Years ago, many self-storage facilities were located in industrial areas populated primarily with warehouses and factories.

These facilities were dimly lit, had antiquated security, and generally felt unsafe to the average person. Times have certainly changed, with self-storage facilities popping up everywhere from major metropolitan retail areas to small town main streets and rural sites with great visibility, plenty of lighting, and cutting-edge security measures. However, that doesn't mean that owner-operators don't have to worry about safety and security on their properties. With all these changes come different responsibilities when it comes to safeguarding a facility.



It's crucial in today's self-storage world to be vigilant and well-informed regarding the latest technology and best practices to keep your facility safe and secure for both you and your tenants. It's also important to understand the key areas to focus on when it comes to making your facility as secure as possible. Let's first take a look at the most crucial aspects of a self-storage facility with regards to safety and security:

It all begins with the first access point tenants encounter upon entering your facility—the gate. Is the gate easy to operate? Does a tenant have to exit their vehicle to access a keypad? Does it shut in a timely manner discouraging tailgating? Those are a lot of questions for just one aspect of a facility, but the gate is the initial entry point, and as you will read, there are several ways to fortify that crucial area.



How well is your facility lit? Are there dark areas conducive to suspect behavior? As you know, people need access at all hours, day and night, so a well-lit facility, from parking lots to hallways, is a vital element to enable tenants to feel more at ease.

Do you have an access control and surveillance system? Is your facility being monitored 24/7? There have been some amazing technological advancements with regards to access control and surveillance, and we will explore several ways to reinforce your facility and help you rest easy knowing you are well-protected.



The one moving part that tenants come in contact with the most are the unit doors. It's crucial for the door to not only be strong, but also safe for anyone to operate, young or old. Providing best-in-class doors minimizes liability and helps owners sleep at night knowing their tenants' belongings are as secure as possible.



There are a wide variety of things owner-operators can do to address these points, from smart solutions to high-quality doors to facility lighting. All of these areas combined, work together to create a well-secured self-storage environment that will make both tenants and owner-operators comfortable at their facility.

4 Ways to Make Your Facility Safer and More Secure



After conducting interviews with a wide variety of self-storage industry professionals, these are the recurring strategies mentioned as crucial to enhancing safety and security at any facility:

1

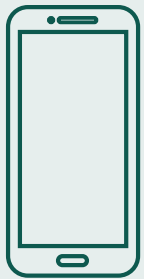
SMART SOLUTIONS:

Owner-operators are increasingly turning to smart solutions to fortify their facilities and enhance the tenant experience. First, let's explain what smart solutions are, and how they can help increase the safety and security of your facility.

Smart solutions utilize the newest technological advancements to create a self-storage experience that benefits both owner-operators as well as tenants. From Bluetooth electronic locks and access control systems that make opening gates and doors as easy as tapping a button on your smart device, to the latest in surveillance and alarm systems to deter theft and vandalism while ensuring the safety of your tenants, smart solutions are no longer just premium luxuries. They are expected to provide maximum safety and security, and today's tenants will pay a premium for this additional level of assurance.



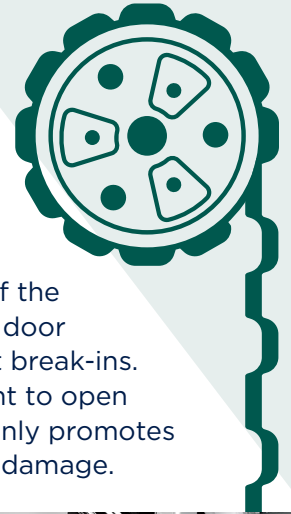
Smart access control systems make life easier for both tenants and owner-operators. This streamlined process enables tenants to use a smart device to open the facility gates, and the days of random gate code-sharing are gone, replaced with the ability to add approved users who can access a unit with the owner-operator's awareness. Owners now know exactly who is entering the facility at any given time, discouraging many traditional ways to illegally enter.



SHARE CODE

Smart locks fit on the outside of the individual self-storage unit door, replacing traditional locks. These smart locks fit seamlessly to both roll-up and swing doors and are designed to improve the security of individual self-storage units while also making life easier for site managers by automating the lock check and overlocking processes. Self-storage operators see significantly fewer break-ins on smart units using the latest smart locking solutions, compared to traditional units. An added theft-deterrent is that every unit will look exactly the same, whether it's occupied or not, making life that much harder for any would-be thief. And many smart solutions include motion and thermal sensors that provide notifications and suspicious activity reports to owners and the authorities of any unusual activity inside the unit, keeping the facility safe and secure without the manager needing to be onsite.





2

BEST IN CLASS DOORS:

In addition to smart solutions, choosing the strongest, safest doors is of the utmost importance when striving for a secure environment. And a safe door doesn't simply refer to the strength of the door and its ability to thwart break-ins. It's also crucial for a door to be easy to operate, allowing any age tenant to open and close it safely and without injury. A new, fully functional door not only promotes ease of use, but also provides a well-sealed barrier to rodents or water damage.

Of course, security is also a top priority for a unit door. Many older doors can be breached without a great deal of effort. Modern technology has impacted the next generation of doors, adding longevity, strength and functionality. A door such as the Janus 650 NS is equipped with a proprietary bottom bar retaining clip, adding an exponentially increased level of difficulty to anyone trying to breach a rollup door, even if just enough to peek inside with a flashlight to get a look at a unit's contents. Whatever door you choose, go with the latest technology to assure maximum protection for your tenants' valuable belongings.



3

24 HOUR SURVEILLANCE AND ALARMS:

A quality security camera surveillance system goes a long way to deter theft and vandalism, and also allows owner-operators to get a jump on any illegal activity occurring on-premises by being proactive with the use of AI and remote video monitoring. Before installing any security system, it's vitally important to review traffic flows, define key surveillance areas, and address any budget-related concerns. In addition, it's important to work with a reputable company that knows how to design an effective security system for the self-storage industry. There are many quality security companies, but utilizing one that knows your business and the weak points that need addressing is of the utmost importance. Never let a company try to sell you on technology they are simply most familiar with, as it might not be the best fit for your site. Doing your homework is key when it comes to security systems.



4

ADEQUATE AND EFFECTIVE LIGHTING:

Tenants may need to utilize self-storage facilities after hours, which to many can be a bit unsettling. If a facility does not have proper lighting both outside the facility as well as inside the individual buildings, this creates an environment conducive to illegal activity. Today's advanced LED lighting provides a much brighter, safer feeling. A well-lit parking area, as well as timed lights that come on as soon as a tenant enters their building, are important features that enhance one's sense of well-being and safety when inside your facility. And if they don't feel comfortable at your business, they will find another one that does make them comfortable.



One ideal way to incorporate all of these improvements to your facility while keeping costs down is to utilize a full-service company that offers a turn-key solution. The Janus family of brands offers all of these solutions under one roof, ensuring seamless integration and communication between groups. From the advanced Bluetooth electronic lock technology of the [Nokē Smart Entry](#) system, to the elite security offerings of [Access Control Technologies](#) and the ultimate protection of [Janus](#) self-storage doors, bundling your services can make the process easier on you, and your wallet.

Creating a Safer and More Secure Self-Storage Environment is Good for Your Bottom Line

Adhering to the advice mentioned above is not only the best way to make sure you have the most secure facility possible; it also ensures a sound investment for owner-operators in the short-term as well as the future. It offers the ideal convenient, secure and innovative experience tenants value (and pay more for) today. As self-storage demographics and preferences continue to shift, utilizing the latest technology also protects your facility's occupancy rate tomorrow. These enhanced security measures allow you to charge more for the benefits these solutions provide, putting more money in your pocket, and providing peace of mind as well.



nokē smart
entry
no key. no problem.
BY JANUS INTERNATIONAL



**ACCESS CONTROL
TECHNOLOGIES**
BY JANUS INTERNATIONAL

Keeping your site equipped with the newest and smartest technology can also increase its value. Simply updating your facility with the latest smart technology can enhance the worth of your site if you decide to sell, as the buyer wouldn't have to take the time and expense to upgrade the facility. Additionally, improvements like these mean discounts on your commercial insurance as well as tenant insurance.

And never underestimate the influence of a satisfied customer. A tenant's positive experience increases loyalty and satisfaction, which in turn leads to positive word of mouth, which in turn leads to your competitive advantage.



Building Smart and Strong is the Best Way to Protect Your Investment and Your Tenants.

Keeping up to date on the latest technology designed to protect and secure both your facility and your tenants' belongings should be at the top of your list. [Janus International](#) can help guide you through every step of the process and give you the utmost confidence in the safety and security of your facility.

To learn more about the ideal safety and security options for your facility, contact your Janus International sales rep [here](#).