

What is self storage?

The term self storage is a convenient substitute for the term self service storage. It is just another term for a mini warehouse or a mini storehouse. Such storage houses are recently being preferred over the traditional warehouses. Today it is not a rare sight to see people rush to agents, brokers and middlemen to find a place for them so that they can store stuff be it relating to their business, trade, profession or simply household furniture. However, since the demand has been on a rise, the warehouses of the past have become a luxury which can not be afforded by all consumers in market. Self storage caters to the need of such consumers.

Self storage facilities are basically business operators who provide storage space to business operators, firms, companies etc. on lease or rent. The space is completely at the discretion of the tenant and can be put to personal, private or commercial or even public use at the option of the tenant. A larger space of the facility is further partitioned by thin walls so as to allow separate units to emerge from the larger structure which can be allotted to different tenants. The term self storage is justified by the fact that the complete control of this space is with the person who takes it on lease.

The technical implication of it is that in self storage the legal possession of the stored goods is with the one who takes the space on rent. However where the right to lien comes into play, the master of the facility may exercise possessors rights on the goods stored. Lien is basically a right in the person in custody of the goods for non payments of the rent amount. In the conventional warehouses the right to enter the warehouse at any time is with the owner. On the other hand, in storage facility the tenant is the sole authorized person to enter the unit at his disposal. The facility running the self storage never takes any responsibility of the possession, custody, responsibility of the goods in storage. However, it depends from one legal jurisdiction to other as to what can be the liability of the self storage operator in cases where the unit is used for illegal purpose.

Confidentiality is always a benefit in the self storage houses, which is more or less missing in the traditional style of warehouses. The operator of self storage facility is not concerned with the goods that the client is keeping in the unit and has absolutely no access to it in ordinary course. In fact the access to the unit is maintained through a computer supported program which allows only authorized person to pass through doors. In other words, the tenant has the key to the lock of the unit. The unit is under constant surveillance by the use of short circuit TV and this further ensures that no unauthorized person enters the unit.

One additional benefit of self storage is that customized units are possible and tenant has the option of choosing the appropriately sized unit for himself. In other words, there is optimization of all the space, which is not possible in traditional warehouses. Self storage contracts can be for short or long time period but then they can be terminated at a very short notice.

The popularity of these can be ascertained by the simple fact that self storage now forms ten per cent of the total warehouse space in the USA. They also come with the facility of climate control to store perishable goods like vegetables. Lately the self storage managers have also started giving facility to transport the goods in and out of the units. One can safely say, self storage is storage solution of the next day. The same is evident from the increasing number of self storage houses worldwide. Even the facility owner is at peace since he need not worry about the problems of evacuating the tenant and hire another tenant in cases of dispute, which make it first choice of commercial real estate developers.

About the Author

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