



AMERICA'S  
**NATIONAL**  
**AWARD-WINNING**  
SELF STORAGE  
BUILDER





## About Us

Since 1993, MakoRabco has been the nationwide leader in designing, supplying, and installing self-storage facilities. With over three decades of expertise, we've built our reputation on a foundation of hard work, integrity, and an unwavering commitment to quality.

In 2025, MakoRabco became part of Trachte Building Systems, a national leader in self-storage building and manufacturing solutions. This partnership strengthens our ability to serve clients with expanded resources, enhanced innovation, and greater access to high-quality materials—while maintaining the customer-focused approach and industry expertise that define MakoRabco. Together, we continue to push the boundaries of self-storage design and construction, ensuring our clients receive best-in-class solutions tailored to their needs.

Our mission remains the same: to bring your vision to life with high-quality service, honest communication, and on-time project execution. Whether you're a first-time developer or an experienced operator expanding your portfolio, our team's deep industry knowledge and innovative approach ensure your project's success.

At MakoRabco, we understand that every project is more than just a building—it's a partnership. This is why over 75% of our customers return to us for their next project. By combining technical excellence with a personal touch, we aim to foster long-term relationships, helping our clients thrive in a dynamic and growing industry.

Our extensive portfolio includes:

- Single-Story
- Multi-Story
- Climate-Controlled
- Enclosed Boat and Recreational Vehicle Storage
- Canopy Structures
- Conversion Projects
- Pre-Engineered Metal Buildings

No matter the size or complexity of your project, MakoRabco stands ready to deliver results that exceed expectations. We welcome the opportunity to partner with you and turn your vision into reality.

WE LOOK FORWARD TO WORKING WITH YOU. CONTACT US TODAY.

[MAKORABCO.COM](https://makorabco.com) | 833-MAKO4ME (833-625-6463)



## A Message from the CEO

If there's one thing I've learned in this industry, it's that relationships are everything.

When I think about MakoRabco, I don't just see a company that builds self-storage facilities—we build trust, solve problems, and show up when it counts. That's why so many of our clients keep coming back, and why our team takes such pride in every project we touch.

We recently joined forces with Trachte Building Systems, and I want you to know what that really means: more resources, stronger support, with the same team you've always counted on. We didn't change who we are—we just added horsepower. This partnership allows us to deliver even more value to you, without losing what makes MakoRabco special.

Whether you're a seasoned developer or just exploring your first project, we're here to make the process smoother, smarter, and more successful. You won't find layers of red tape or a cookie-cutter approach. What you will find is a team that listens, adapts, and brings decades of hands-on experience to the table.

Thank you for letting us be part of your story.

Here's to what we build together next.

Warmly,  
JIM REINHART  
CHIEF EXECUTIVE OFFICER







## Single-Story Self Storage

Our single-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

"MakoRabco 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  
CPC-COMMERCIAL PROPERTY CONSTRUCTION, INC.

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### ROOFING

Standing Seam or Screw Down panels

Gable or Shed style roof pitches ranging from 1/4:12 to 6:12

Galvalume coating or any standard color

#### EXTERIOR SIDING

Wall panels, 26 Ga., painted any standard color (subject to local design loads)

#### FRAMING

Options for galvanized or red-oxide light gauge framing

#### INSULATION

Non-climated, 2" white vinyl backed vapor barrier

Climate control packages including roof and wall insulation with liner panels

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### TRIM PACKAGES

Eave trim in any standard color 5" sectional gutter and downspouts

#### LABOR TO INSTALL

All labor is certified, licensed and insured







## Multi-Story Self Storage

Maximize the revenue from each square foot of land. As the market leader in establishing standards for vertical self storage construction, we provide innovative ways to build multi-story self storage systems with efficiency and value in mind. Our project management and estimating team help clients to design a floor plan that will minimize structural steel requirements and maximize your return on investment. 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.

“MakoRabco sets the standard for excellence in the self storage industry by combining top-quality steel construction with unparalleled personalized service. Their team, led by true experts in steel construction, is both personable and professional. Their innovative approach and industry experience make them a trusted partner for anyone looking to develop top-tier self storage facilities.”

RYAN LORENZINI  
DIRECTOR, THE CLAREMONT COMPANIES

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### ROOFING

Standing Seam, Screw Down panels, or Roof Decking with Composite or Membrane Roofing Panels

Gable or Shed style roof pitches ranging from 1/4:12 to 6:12

Galvalume coating or any standard color

#### EXTERIOR CLADDING

Options to frame for Stucco or your choice of metal siding profiles

Options for insulated panels with a variety of finishes

#### FRAMING

Options for galvanized or red-oxide light gauge framing

#### INSULATION

Non-climated, 2” white vinyl backed vapor barrier

Custom insulation packages for climate control environments

#### FLOOR DECK

Standard option, 2w 18 Ga. corrugated deck

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### INTERIOR CORRIDOR SYSTEMS

Options for flush or corrugated wall areas

Options for kick plates, corner guards, soffit and lights

#### TRIM PACKAGES

Eave trim in any standard color

5” sectional gutter and downspouts

#### STRUCTURAL STEEL

As required by engineering with options to provide stairs & elevator hoist beams

#### LABOR TO INSTALL

All labor is certified, licensed and insured





## Canopy Boat and RV Storage

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. Whether you want to build fully enclosed structures or steel storage canopies, our systems can be customized to meet your needs.

Canopies continue to be one of the most sought after products for self storage and Boat & RV storage owners. Our reputable expertise on Boat & RV development has kept us at the forefront of this rapidly growing industry.

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### ROOFING

Screw Down panels

Gable or Shed style roof pitches ranging from 1/4:12 to 6:12

Galvalume coating or any standard color

#### FRAMING

Options for galvanized or red-oxide light gauge framing

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### TRIM PACKAGES

Eave trim in any standard color 5" sectional gutter and downspouts

#### LABOR TO INSTALL

All labor is certified, licensed and insured

"I would like to highly recommend the services of Mako to any prospective self storage developer or contractor. They have designed, supplied and installed these structures in a thoroughly professional manner. In all cases, Mako has met or improved upon construction deadlines and they have always gone the extra mile to make sure our facilities are of the highest quality."

J. TERRY ASTON  
CARLO DEVELOPMENT







## Enclosed Boat and RV Storage

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. Whether you want to build fully enclosed structures or steel storage canopies, our systems can be customized to meet your needs.

Enclosed Boat & RV storage is built on the same concept that works for conventional steel self storage buildings. We increase steel sizes to accommodate the wider bays and larger doors that Boat & RV storage requires.

"I worked with MakoRabco for 17 years building a phased garage condo project in Dacono, Colorado. In that time span MakoRabco built eight buildings for our garageUnitz project totaling over 150,000 square feet. They offered a turnkey project which allowed me to concentrate on my other subcontractors while beginning the marketing process at the same time. I could not be happier with MakoRabco. I would highly recommend them for any light gauge structural steel projects. MakoRabco performed well during my entire project, and they stood by their work long after the project was completed. "

JOHN RIDILLA  
GARAGEUNITZ

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### ROOFING

Standing Seam or Screw Down panels

Gable or Shed style roof pitches ranging from 1/4:12 to 6:12

Galvalume coating or any standard color

#### EXTERIOR SIDING

Wall panels, painted any standard color (subject to local design loads)

#### FRAMING

Options for galvanized or red-oxide light gauge framing

#### INSULATION

Non-climated, 2" white vinyl backed vapor barrier

Climate control packages including roof and wall insulation with liner panels

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### TRIM PACKAGES

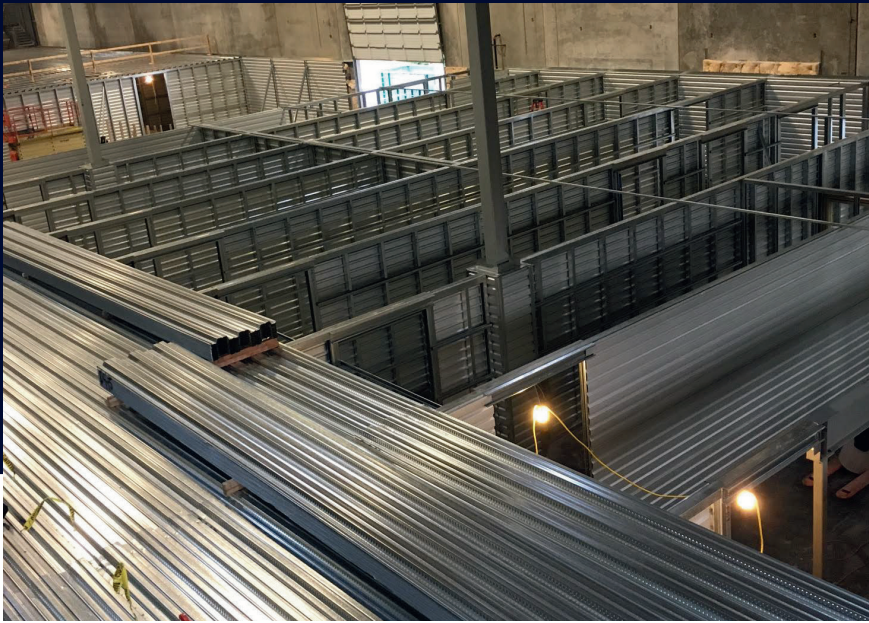
Eave trim in any standard color 5" sectional gutter and downspouts

#### LABOR TO INSTALL

All labor is certified, licensed and insured







## Conversions

MakoRabco 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.

“I have used MakoRabco on my last two self storage expansions. They had the best quotes and had excellent communication throughout the entire process. They made sure I was happy with the product and followed up after completion to make sure there were no problems. I will use them again and would recommend them to anyone.”

LANCE LIDDELL  
LIDDELL STOR ALL

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### FRAMING

Options for galvanized or red-oxide light gauge framing

#### FLOOR DECK

Standard option, 2w 18 Ga. corrugated deck

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### INTERIOR CORRIDOR SYSTEMS

Options for flush or corrugated wall areas

Options for kick plates, corner guards, soffit and lights

#### STRUCTURAL STEEL

As required by engineering with options to provide stairs & elevator hoist beams

#### INSULATION

Non-climated, 2” white vinyl backed vapor barrier

Climate control packages including roof and wall insulation with liner panels

#### LABOR TO INSTALL

All labor is certified, licensed and insured





## Pre-Engineered Metal Buildings

MakoRabco is proud to offer pre-engineered metal buildings (PEMBs) as a versatile, efficient solution for a wide range of applications. Designed for durability, cost-effectiveness, and rapid assembly, our pre-engineered metal buildings provide the perfect balance of strength and flexibility.

With options for full customization, our pre-engineered buildings can be tailored to meet the unique needs of any facility, from self-storage units to warehouses, agriculture, retail spaces, and beyond.

Backed by MakoRabco's award-winning expertise and commitment to quality, our PEMB solutions offer a streamlined path to building success.

"As the Integrator of Storeit.com, I can attest that MakoRabco has been our trusted partner across all our facilities. Their expertise has guided each project from design through seamless installation and completion. Whether you're a self storage veteran or just starting, I highly recommend MakoRabco for its proven track record and comprehensive project management. They've consistently delivered excellence at every step of our facilities' development."

VALYRIE GERMAN  
STOREIT

### Standard Design Inclusions:

#### ENGINEERING SERVICES

In-house engineering and drafting

#### FRAMING

Available in clear-span or modular configurations with options for tapered or straight columns to suit design preferences.

#### FLOOR DECK

Mezzanine options available

#### ROLL-UP DOORS

26 Ga. corrugated steel doors in over 20 standard color options (subject to local design loads)

#### PRIMARY STRUCTURAL SUPPORT

Endwall and interior frames engineered for durability, with column spacing optimized for efficiency and functionality.

#### EXPANDABILITY

Full-load endwall frames provide flexibility for future expansion, making growth easy and cost-effective.

#### INSULATION

Energy-efficient solutions for roof and wall panels, accommodating varying thicknesses to meet building codes and customer preferences.

#### LABOR TO INSTALL

All labor is certified, licensed and insured

#### DIVERSE APPLICATIONS

Warehousing, manufacturing, hangers, agriculture, self storage, barndominiums, and more







## Doors and Hallways

When it comes to designing a new self-storage facility, the doors you choose can make a big impact—both in performance and curb appeal. With so many options, it's easy to feel overwhelmed—but that's where we come in. At MakoRabco, our in-house Doors & Hallways division manages the entire process - from design to estimating, all the way through procurement and installation. By keeping it all under one roof, we simplify the process, speed up your build, and take one more thing off your plate—so you can focus on the bigger picture.

And thanks to our acquisition by Trachte Building Systems, we now have a direct line to Trac-Rite® manufactured doors, giving our clients access to one of the industry's most trusted products. While we're proud to offer this high-quality option, we're also flexible and can source doors from any manufacturer that best suits your project's needs.

With MakoRabco, it's not just about doors—it's about delivering the right solution, with speed, precision, and peace of mind.

"I have known MakoRabco 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 MakoRabco. The project went up without a hitch."

**GEORGIA RAGSDALE**  
CEO AND OWNER, I-5 & TODD STORAGE

### Standard Design Inclusions:

#### IN HOUSE DOORS AND HALLWAYS DIVISION

MakoRabco's in house doors and hallways division can take care of the design and estimating in house, helping your projects run smoother and get done faster.

#### DOOR BRAND

MakoRabco can procure Trac-Rite doors and door & hallway packages straight from the factory, helping you get the best price possible.

#### ROLL UP DOORS

Trac-Rite 944, 977, and 988 series doors available, each offering different features to suit specific applications. MakoRabco will work with you to determine the best fit for your project based on size, functionality, and budget.

#### SWING DOORS & ACCESSORIES

Swing doors available. Accessories for all doors types, including ADA kits, jamb brush seals, header draft stops, insulation, multiple latch options (including the Passport Smart Lock), and more.

#### COLOR OPTIONS

With over 27+ colors to choose from, and all at the same price point, you can customize the color of your doors to match your facility's unique design.

#### HALLWAYS

Trac-Rite's Door/Hallway/Partition systems are constructed of quality, durable materials that offer worry-free maintenance and low upkeep costs. With features and options to include, narrow jambs, wire mesh, diamond plate trims, flush walls, EP3 maintenance-free springs, burglar bars, die-cast spring tensioners, and ADA compliant packages available.

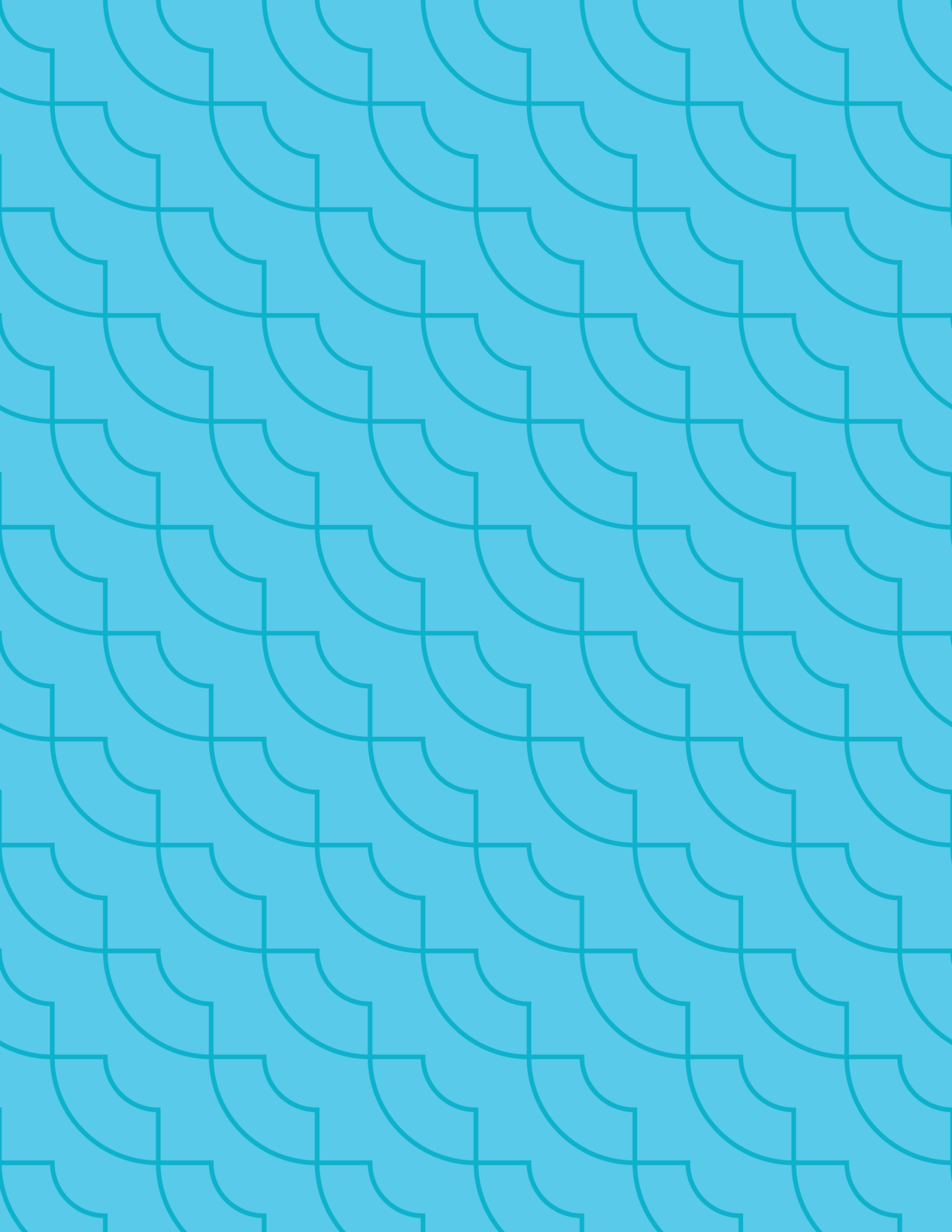
#### LOCKERS

Add smaller locker-sized storage units to your facility to maximize unused or smaller spaces.

#### LABOR TO INSTALL

All labor is certified, licensed, and insured.





## PERFORMANCE • VALUE • SERVICE

# 944

SELF-STORAGE/RESIDENTIAL

## ROLL UP DOORS

### Features

Custom Sizes	Smooth, Quiet Operation
Easy Installation	Strong, Durable Materials
No Maintenance Springs	30/25 Yr Paint
Minimal Back Room Requirements	3 Yr Material/Craftsmanship
Wind Rated	10 Yr Spring Warranties
Rust Resistant	

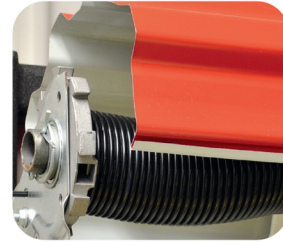


### Performance Counts

When it comes to performance, Trac-Rite's model 944 delivers. With a wind rating of over 160 mph on 9' wide openings, these are seriously strong doors. The doors are packed with features for long life such as the EP3 coated spring, which resists rust and requires no lubrication. An easy to use ratcheting tension wheel at each spring makes it easy to adjust spring tension, and extra wide felt strips on the back of the door provide smooth operation for decades. For even more demanding environments, the door is available in a smooth operating windlock version (944WL).

Designed for both interior and exterior applications, Trac-Rite's model 944 is ideally suited to self-storage, yard barn and many more applications. The pre-installed Spaceguard latch accepts two padlocks and an optional cylinder lock. The doors are available in wide variety of standard colors all at one great price. Trac-Rite doors are manufactured in the United States in a modern, highly automated facility. Our advanced manufacturing techniques provide consistent quality with a high degree of efficiency.

Trac-Rite takes customer service seriously. We are 100% employee-owned. Every employee has a vested interest in serving our customers. Whether you are interacting with one of our resellers or directly with us, you'll receive prompt responses and knowledgeable assistance.



Rugged dual, die-cast spring tensioner provides easy, precise adjustment of door operation.



The SpaceGuard latch design resists wrenching and prying for superior security and safety. An additional safeguard is the anti-padlock open feature. Accommodates Trac-Rite's optional SpaceGuard cylinder lock for over-locking capability.



12-gauge, zinc-coated door stops are mounted to brackets for increased strength. 18-gauge, zinc-coated steel guides with polypropylene runners allow doors to glide smoothly.



No maintenance EP<sup>3</sup> helical torsion high performance springs are coated for increased life. Felt tape located at each spiral drum allows the door to operate and coil with ease.



Sturdy galvalume bottom assembly is fitted with the Seal-Rite bulb and blade astragal for a protective weather seal. Powder coated grey metal exterior handle and molded plastic pull rope handle provide effortless opening and closing of the door.



Colors vary from actual panel material. Please request a steel color sample for precise shade.



# 977

COMMERCIAL GRADE

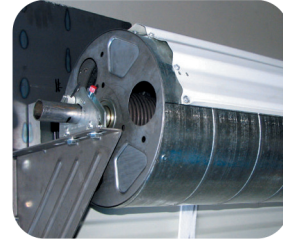
## ROLL UP DOORS

PERFORMANCE • VALUE • SERVICE

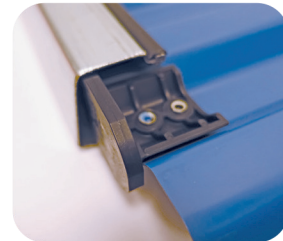
### Features

Strong, Heavy-Duty Materials  
Smooth, Quiet Operation  
Custom Sizes  
977WL Withstands Higher Wind Loads  
Low Maintenance  
Minimal Back Room Requirements

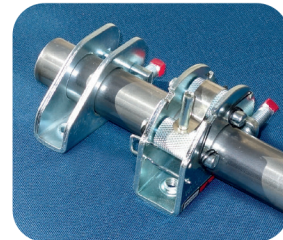
Commercial Applications  
Motor Operator Applications  
Rust Resistant  
30/25 Yr Paint  
3 Yr Material/Craftsmanship  
10 Yr Spring Warranties



Dead-axle design with torque-tube assembly allows the door to operate with ease.



As wind blows against the 977WL, the curtain's windlocks engage with the door guide for a strong interlocking grip. This grip keeps the curtain securely in the guide.



Saddle with tensioner device makes adjusting the door tension easier, safer, and quicker than clamp and bracket designs.



Chain hoist mounts below bracket for space-saving installation. 8:1 reduced-drive allows for smooth operation.



The SpaceGuard latch design resists wrenching and prying for superior security and safety. An additional safeguard is the anti-padlock open feature. Accommodates Trac-Rite's optional SpaceGuard cylinder lock for overlocking capability.



MADE ★ WITH  
AMERICAN  
STEEL  
IN AMERICA

### Problem Solved

Trac-Rite's model 977 was designed for performance. With a standard wind rating of 140 mph for 11' wide openings and over 180 mph for a 977WL (windlock), these are seriously strong doors. The doors are loaded with features for long life such as the EP3 coated spring, which resists rust and requires no lubrication. An optional chain hoist system allows for effortless operation for larger door openings, and extra wide felt strips on the back of the door provide smooth operation for decades. A newly redesigned windlock system (977WL) utilizes nylon locks to positively link the door curtain to the guides for greater protection during severe wind events while allowing for easy operation.

Our model 977 door was designed specifically for large door openings where an easy to use, yet cost effective door is required. These doors are the perfect solution for large Boat and RV storage units where a costly sectional door historically has been used. The pre-installed SpaceGuard latch accepts two padlocks and an optional cylinder lock. The doors are available in wide variety of standard colors all at one great price. Our state-of-the art manufacturing provides outstanding quality with a high degree of efficiency.

Trac-Rite takes customer service seriously. We are 100% employee-owned. Every employee has a vested interest in serving our customers. Whether you are interacting with one of our resellers or directly with us, you'll receive prompt responses and knowledgeable assistance.



Colors vary from actual panel material. Please request a steel color sample for precise shade.



## Owner Advantage



### **Self-Storage Management Simplified**

- Simplified rentals, overlocks, & unlocking.
- Manage your units how you want, from anywhere.
- Reduced electricity & internet operating expenses via WAN (Wide Area Network) cellular technology.



### **Convenience**

- No active network or internet required for locking & unlocking.
- Activate & install in less than 5 minutes.
- Easy tenant & operator experience.



### **Security**

- LoRaWAN (Long Range Wide Area Network) - a low power, more secure network technology with fewer points of failure, by design.
- Secure your vacant units.
- Audit trail, event notifications, & attack-resistant latch.



### **Reliability**

- 3+ year battery life.
- Backed by Onity - who have deployed more than 5 million Bluetooth locks which have opened more than 250 million doors.
- Brought to you by MakoRabco - America's national award-winning self-storage builder. With over 30 years of experience, we are the experts in self-storage design and construction.



## **UNLOCKING NEW OPPORTUNITIES**

### **Customer Convenience**

- ✓ DirectKey Mobile App - for your tenants & facilities.
- ✓ No more forgotten keys & cutting locks.
- ✓ Unlock entry & exit gates, doors, and units with a tap on your smartphone.
- ✓ Push notifications received when in range of unit.

## **Contact Us**

to Learn More about our  
Passport Locking Solution:

[passport@makorabco.com](mailto:passport@makorabco.com)  
608.327.3182



Official Resellers of the Onity Passport  
Self-Storage Locking Solution





## Frequently Asked Questions

### Is this system reliable?

The Passport locks are designed to be reliable even in challenging situations. They use Bluetooth and cloud-based systems, ensuring functionality during power outages or in areas without cell service or internet.

### Do you need access to power or internet?

These locks operate on battery power with a three-year lifespan and do not require an internet connection after installation. However, to set up and manage the locks using the Passportal online site, internet access and a laptop are necessary. This setup allows you to monitor battery life remotely, ensuring you never have to worry about lock battery failures.

### What if I own multiple sites?

The PassPortal software allows management of locks across multiple sites from a single login, facilitating ease of use for owners of multiple properties.

### How long does this take to install?

The total installation process takes about 10-15 minutes, including unboxing and replacing the mechanical lock with the new system. The lock installation alone is quicker, taking around 5-7 minutes.

### Can I install this myself?

Self-installation is possible but requires certification from Onity (specifically the PS-PASSPORTCERT certification). Installing without this certification voids the warranty.

### What are my installation options?

Full white glove installation options or self-install options are available with a 2-year personal site certification.

### Does this work with a gatereader?

The system is compatible with the Blue Diamond electronic reader, which can be added to most car sliding gates and most electronic swing arm gates that use the WIEGAN protocol.

### Does it work with Maglock & Electronic Strike doors?

Yes, Passport locks have options to work with Maglock doors and Electronic Strike doors using the BlueDiamond reader and your access control system.



### Does this work in extreme climate?

The electronic components of the Passport system are designed to function in the most extreme weather conditions from southern Arizona to northern Canada.

## CURRENT INTEGRATIONS ...and more to come!





**HEADQUARTERS**

5650 El Camino Real #100  
Carlsbad, CA 92008  
(760) 448-1760

**EAST COAST OFFICE**

1041 Crown Park Circle  
Winter Garden, FL 34787  
(407) 877-0220

MAKORABCO.COM | 833-MAKO4ME (833-625-6463)