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South Shore innovative self storage project in progress by design-build general contractor, ARCO in Marshfield, MA

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Marshfield, MA ARCO, a national leader in design-build general contracting, has partnered with Leitbox Storage Partners to deliver a new 86,000 s/f, ground-up self storage facility. Designed and constructed by ARCO, the facility will include 607 fully climate-controlled interior units and 85 partial climate-controlled drive-up units.

Strategically located near Rte. 3 (Pilgrims Hwy.) – a major north-south arterial corridor connecting Boston to Cape Cod – the facility benefits from regional accessibility. Its location offers connectivity to densely populated residential neighborhoods, coastal communities, and high-traffic recreational destinations. The light gauge facility is located just a few miles from the Massachusetts coastline and is surrounded by a network of state forests and nature preserves. This location makes it especially well-suited for accommodating large-scale storage needs. ARCO anticipates strong demand for the drive-up units, particularly among outdoor enthusiasts and seasonal travelers seeking convenient, secure storage options near their recreational destinations.

The highly innovative light gauge steel structure facility will showcase a durable metal panel façade. Once operational, the site will transition to a fully unmanned model, leveraging advanced smart technology to enhance user experience and operational efficiency. The entire building will be equipped with state-of-the-art Noke remote locking systems, providing customers with secure, 24/7 access to their units without the limitations of traditional office hours.

Additional features include two elevator lobbies with dedicated loading zones to streamline move-ins. Over half of the drive-up units will offer climate control, further enhancing customer

convenience.

Construction progress is well underway, with the first-floor slab nearing completion and vertical construction advancing to the second floor. This project marks the inaugural collaboration between ARCO and Leitbox Storage Partners.

Project management is led by Catherine Zaunbrecher, with Dusty Draper serving as site superintendent, overseeing day-to-day field operations.

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