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Turning RV/Boat Parking Into a Premium Asset With Canopy Construction

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By M Bar C Construction

[M Bar C Construction](#), a national canopy provider, has recently partnered with [Ideal Partners Group \(IPG\)](#) to [launch a dedicated RV and Boat Canopy product line for self-storage and vehicle storage operators](#). This collaboration combines decades of experience in carports and shade structures with expertise in self-storage layout, phasing and feasibility. The collaboration between M Bar C and IPG expertly guides owners and developers in finding the ideal canopy solution to meet specific facility, layout, and geographic requirements.

For many RV and boat owners, "covered storage" has become a baseline expectation when selecting parking for high-value vehicles. Yet, what if the canopies could offer more than just cover? Imagine transforming these spaces into premium stalls that command up to 40% higher rental income per stall due to their advanced design and protection features. For facility owners and developers, this shift is turning basic parking lots into income-generating assets that excel in protection, aesthetics and user experience, making investments in these canopies remarkably different and compelling.

This article examines how RV and boat canopy projects differ from traditional carports and how storage facility owners can use them to increase revenue per square foot and enhance long-term asset value.

Why RV and boat storage is no longer 'just parking'

Large-vehicle storage has expanded with rising RV and boat ownership, yet many facilities still use open, unshaded parking. This exposes vehicles to sun, weather and debris, accelerating wear and making it difficult to justify premium rents.

Covered RV and boat storage is changing this dynamic. Operators who add canopies find they can enjoy the following benefits:

- Heighten rental rates for shaded spaces.
- Outshine nearby competitors.
- Enhance curb appeal and first impressions.
- Delight customers with a more premium experience.



"The owners we speak with are not just looking for shade; they want to elevate their sites and increase revenue per square foot," says Erik Krivokopich, Vice President of Business Operations at M Bar C Construction.

Purpose-built canopies for large vehicles

RV and boat storage facilities require intentional design and planning. These vehicles are tall, wide and often challenging to maneuver, making standard carports rarely suitable.

The RV and Boat Canopy line from M Bar C is engineered for these environments, offering features such as the following:

- **High clearances that accommodate motorhomes**, fifth wheels, travel trailers and boats, including larger luxury coaches. This reduces the likelihood of accidental roof damage claims, reassuring owners and improving site safety.
- **Optimized bay widths and drive aisles** that improve navigation and parking while maximizing rentable space. This translates to smoother vehicle flow and increased revenue potential.
- **Scalable steel canopy designs suitable for new developments or retrofits** on existing sites. These adaptable designs ensure long-term flexibility and enhance the property's value as market demands change.

By focusing on vehicle storage needs, the design team tailors each project to local conditions, including snow loads, wind exposure, site constraints and traffic patterns.

Planning for solar now or in the future

As energy costs rise and sustainability goals become more important, many storage owners are considering solar as an immediate investment or future option. This directly impacts canopy design.

RV and boat structures are available in solar-ready or non-solar configurations. Solar-ready designs can be engineered to support the additional weight and structural requirements of a future PV system, even if panels are not installed initially. This enables owners to implement shade and revenue improvements now while maintaining long-term flexibility for onsite generation.

Layout is where projects succeed or struggle

A key difference between a standard carport and a high-performing RV and boat canopy project is the quality of the layout.

"Designing and building an RV and boat storage canopy is more complex than it appears," notes Paul Cerejo of Ideal Partners Group. "The right layout is critical to maximizing rentable square footage and ensuring smooth, safe access throughout the site."

To help facility owners overcome these challenges, consider a simple three-step layout audit to kick-start your planning:

1. **Assess Site Feasibility:** Evaluate your property's suitability for canopy installation by considering factors like space, zoning and environmental conditions.
2. **Optimize Stall and Bay Configuration:** Adapt configurations to your target vehicle mix for efficient space use and rental maximization.
3. **Plan Circulation Pathways:** Ensure seamless vehicle arrivals and departures by mapping paths that minimize congestion and allow for easy maneuvers.

From concept to completion: Why execution matters

For storage owners, a canopy project is not just a capital improvement; it is an active construction effort within a revenue-generating facility. This makes predictability, safety and scheduling extremely important.



In the M Bar C and IPG model, IPG supports concept development while M Bar C's construction teams handle canopy installation. This creates an integrated approach to planning and execution aligned with the owner's operational and investment goals.



The bigger picture: Turning parking into a long-term asset

RV and boat storage is expected to grow as more households invest in recreational vehicles and boats. Facilities that transition from open parking to well-designed canopies can stand out in competitive markets, support higher rental rates and better protect customers' vehicles.

M Bar C Construction has over five decades of experience as a national provider of carports and shade structures, with more than 1 GW of solar solutions installed and millions of square feet of steel canopies delivered annually. This track record gives storage owners confidence that the structures supporting their business will perform over the long term. To learn more about RV and boat canopy design for self-storage and vehicle storage facilities, visit M Bar C Construction at <https://mbarcc.com/>.

Ideal Partners Group LLC is a construction management and consulting firm serving the self-storage and vehicle storage sectors, providing project consulting, design and planning, and construction coordination tailored to RV and boat storage facilities.

By combining self-storage planning from Ideal Partners Group with M Bar C Construction's canopy expertise, the new RV and Boat Canopy product line offers a comprehensive approach from concept to completion, helping vehicle storage operators transform exposed parking into premium, high-performing assets.

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