



Purchase or Rent to Own | Free Delivery & Setup\*



\*Within 40 miles of your dealer.

[www.miamivalleybarns.com](http://www.miamivalleybarns.com)

# Our Story

Our founder, Nathaniel Yoder, has worked in the portable building industry for over 18 years. We give credit to God as the leader of our company and for providing us with wisdom and a passion for excellence. Our company was founded on God's principles and that is what guides us today.

Here at Miami Valley Barns we believe that quality products and excellent service are the most important items we can offer to our customers. When you choose a Miami Valley Barn, you are choosing the product with the best quality in the industry as well as the level of professionalism and service! Our buildings are built in the Miami Valley Area of Ohio and Northern Kentucky by experienced Amish and Mennonite craftsmen.

Our delivery system is unparalleled and free delivery is included with all our products (within 40 miles of your dealer). Our professional delivery staff will take great care of your purchase during transport, ensuring that you receive the best we have to offer.

We would like to thank you for considering a Miami Valley Barn! We are proud of the Miami Valley Barn team and we hope that we will have a chance to serve you!





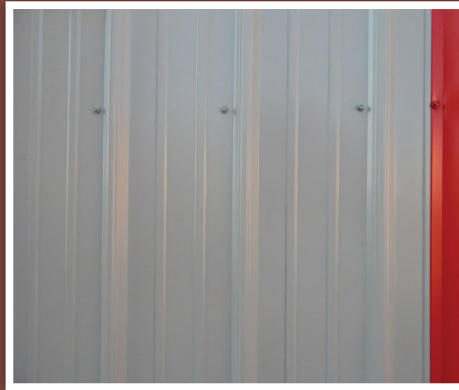
# the Right Barn For You

We have five different siding types available on most of our building styles.



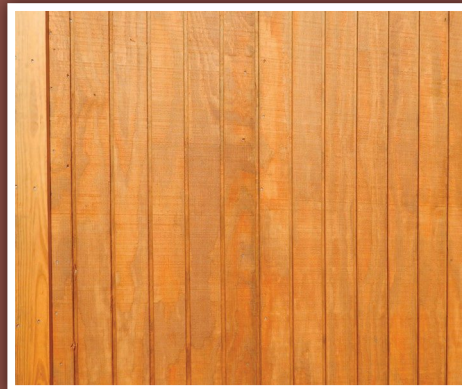
## Vinyl

Low Maintenance  
Match your house



## Metal

Low Maintenance  
Lower cost than vinyl



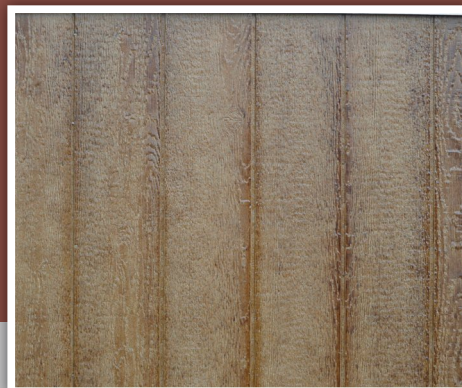
## Wood

More Traditional Look



## Budget Metal

Lowest Cost



## LP SmartSiding

With NaturalKote Urethane Finish



## Index

the Lofted Garden Shed .....	4
the Garden Shed .....	5
the Lofted Garage .....	6
the Garage.....	7
the Lofted Cabin .....	8
the Cabin .....	9
the Lofted Barn .....	10
the Barn.....	11
the Utility.....	12
the Budget Utility .....	13
the Chicken Coop.....	14
Delivery.....	15
Colors .....	16
Construction Details	17
Warranty.....	18
Options .....	19

# the Lofted Garden Shed



*10x16 Lofted Garden Shed with Red Mahogany urethane siding and Black roof*

*Shown with optional white trim.*

*Twelve-foot-long buildings come with one window.*

With its two windows, 6-foot double doors, 75" wall height and two loft areas, the Lofted Garden Shed has become our most popular building! The side entrance allows you to better utilize the whole floor area without wasting space and also gives you better access to the loft areas. Keep your important tools, equipment or documents safe. The Lofted Garden Shed is available with treated wood, urethane, metal or vinyl siding. The Vinyl Lofted Garden Shed comes with shutters.



*10x16 Lofted Garden Shed w/ treated wood siding and Burgundy roof*



*10x16 Lofted Garden Shed w/ Warm Sandalwood vinyl siding and Forest roof*



*10x16 Lofted Garden Shed with Burnished Slate metal siding and Taupe roof*



# the Garden Shed



*10x16 Garden Shed w/ Taupe metal siding and Burgundy roof*

*Twelve-foot-long buildings come with one window.*

The Garden Shed has an attractive appeal with its double doors and 2x3 window on the side. You can choose between metal, treated wood, urethane or vinyl siding. It comes standard with 75" walls. The airy roominess will provide lots of room for your lawn and garden tools. Universally praised for its outstanding design, the Garden Shed is a storage building to be proud of. Eight-foot wide buildings come with 48" single door, ten and twelve-foot wide buildings have six-foot double doors. Vinyl Garden Sheds come with 2 windows and shutters.



*10x16 Garden Shed w/ Honeytone urethane siding and B. slate roof Show with optional white trim.*



*10x16 Garden Shed w/ treated wood siding and Forest roof*



*10x16 Garden Shed w/ Sunny Maize vinyl siding and Rustic roof*

# the Lofted Garage



*12x24 Lofted  
Garage w/ treated  
wood siding and  
Black roof.*

The Lofted Garage provides storage ideal for autos, mowers and ATV's plus the overhead loft gives you added storage space. The Lofted Garage comes with a heavy duty floor, 9x7 roll-up door, a large loft area, Fiberglass entry door and one 2x3 window. Wall height is 75".



*12x24 Lofted Garage w/ Driftwood urethane  
siding and Crimson roof.  
Shown with optional white trim and 9' ramp.*



*12x24 Lofted Garage w/ Taupe  
metal siding and Rustic roof.*



# the Garage



*12x24 Garage w/  
Taupe metal siding  
and Burgundy roof  
and Wainscot*

*Shown with  
optional wainscot  
and 9' ramp.*

The Garage makes a nice shelter for your vehicle, motorcycle or boat. You can even turn it into an organized workshop! Its 92" wall height gives you lots of headroom. The garage comes with a heavy duty floor, 9x7 Roll-up door, Fiberglass entry door and one 2x3 window.



*12x24 Garage w/ treated wood  
siding and Rustic roof*



*12x24 Garage w/ Chestnut urethane  
siding and Black roof.  
Shown with optional white trim.*

# the Lofted Cabin



*12x26 Lofted Cabin  
w/ Gray metal  
siding and Crimson  
roof and Wainscot*

*Shown with  
optional wainscot.*

The Lofted Cabin makes a great weekend cabin, office or backyard studio. With its six-foot double doors in the back, you can even store your mower or gardening tools in the back while using the front for a man cave! Great for ranchers or hunters! The Lofted Cabin comes with a six-foot porch, a Fiberglass entry door, four 2x3 windows, six-foot double doors, 75" walls and two large loft areas.



*12x32 Lofted Cabin w/ treated  
wood siding and Burgundy roof*



*12x26 Lofted Cabin w/ Chestnut  
urethane siding and Hunter Roof  
Shown with optional white trim.*



# the Cabin



*12x26 Cabin with  
Taupe metal siding  
and Black roof.*

The Cabin is an economical solution for use as a guest house, studio or hunting cabin. Its 92" wall height creates a roomy interior. The Cabin comes with a six-foot porch, a Nine Lite Fiberglass door, and three 3x3 windows.



*12x22 Cabin w/ treated wood siding and  
Hunter roof*



*12x26 Cabin w/ Driftwood urethane siding  
and Rustic Roof  
Shown with optional white trim.*



# the Lofted Barn



*10x16 Lofted Barn  
w/ Gray metal  
siding and Rustic  
roof*

The spacious Lofted Barn provides you with a versatile storage solution. With almost double storage space, you can store your large lawn and garden equipment below, while the two loft areas provide you with a place to store all your Christmas decorations. The Lofted Barn is also fully customizable, providing you with a choice of door location and upgrades such as windows or a ramp. Eight-foot wide buildings come with 48" single door, ten and twelve-foot wide buildings have six foot double doors.



*10x12 Lofted Barn w/ treated  
wood siding and Charcoal roof*



*12x16 Lofted Barn w/ Driftwood  
urethane siding and Charcoal roof  
Shown with optional white trim.*



# the Barn



*8x8 Barn w/ Walnut urethane siding and Black roof*

*Shown with optional white trim.*

Just need storage? The Barn is an economical choice for your lawn and garden tools. With its four-foot sidewalls and gambrel roof design, the Barn is perfect for areas where you want your storage building to blend in with the surroundings. Eight-foot wide buildings come with four-foot single door, ten and twelve-foot wide buildings have six-foot double doors.



*8x12 Barn w/ treated wood siding and Black roof*



*10x12 Barn w/ Light Stone metal siding and Taupe roof*



# the Utility



*10x12 Utility w/  
Driftwood urethane  
siding and Rustic  
roof*

*Shown with  
optional white trim.*

Enhance your back yard with the Utility. Create a back yard workshop, store your lawn equipment or keep your tools dry with this simple design. You can even add extra high walls or a small loft area for more storage. Eight foot wide buildings come with 48" single door, ten and twelve foot wide buildings have six foot double doors.



*12x16 Utility w/ Gray metal  
siding and Gallery roof*



*10x16 Utility w/ treated wood siding and Black roof*



# the Budget Utility



*10x16 Budget Utility w/ Light stone siding and Forest trim*

The Budget Utility is our most economical building. The simple design and low cost materials combine to give you storage without costing big bucks! Its metal siding has a ten-year paint warranty. Wall height is 71"; you can add the extra height option if you need more headroom. Eight-foot wide buildings come with 48" single door, ten and twelve-foot wide buildings have six-foot double doors. The Budget Utility comes standard with Lt. Stone Siding and choice of 5 trim colors.

# the Budget Garage



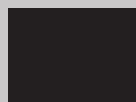
*12x20 Budget Garage w/ Light Stone siding and Crimson trim*

The Budget Garage is the perfect way to get the garage you've always wanted without the big price tag! The design of the Budget Garage allows us to use less framing lumber which saves you money. The Budget Garage also uses metal with a ten-year warranty to further cut costs. It includes one 3-foot door, one 2x3 window, 89" walls and a 9x7 roll-up door. The Budget Garage comes standard with Lt. Stone Siding and choice of 5 trim colors.

## TRIM COLORS



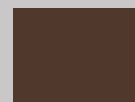
*crimson*



*black*



*gallery*



*brown*



*forest*

# the Chicken Coop



*7x8 Chicken Coop w/ B. slate roof*

The Chicken Coop is designed specifically to house your chickens. With its nesting boxes, roosts and outside access door, you will have the most contented chickens around! You can even check for eggs from outside the Chicken Coop! The Chicken Coop includes roosts, nesting boxes, a three foot door as well as a small door for the chickens, and two small windows with screens. Rent to Own is not available on the Chicken Coop.





# Delivery

Miami Valley Barns is proud to offer FREE delivery for up to 40 miles from any of our locations!

## **STANDARD FREE DELIVERY INCLUDES:**

- Ability to access location with our equipment
- Any openings we need to take your building through must be at least one foot wider than the building width.
- Setting up your building on your level site, or leveling with your concrete blocks.
- Delivery date will be synchronized with your local delivery driver's schedule.
- In stock buildings can usually be delivered within 5-7 business days (weather permitting).
- Ordered buildings can usually be delivered within 3 weeks (weather permitting).

Your local driver operates on a schedule that is planned up to 14 days in advance. Your delivery date will be scheduled based upon the readiness of the building and other local jobs.

## **SOME ADDITIONAL ITEMS TO CONSIDER:**

1. We do not deliver buildings on any type of platforms or piers raised above the ground.
2. We reserve the right to reschedule a delivery if the ground conditions are not adequate for a safe and non-destructive delivery.
3. Customer bears all responsibility for damage to yard, driveway, etc.
4. You are responsible to know and obtain all permits and meet any HOA requirements.
5. We do not deliver on Sunday.

Our professional drivers perform many deliveries and your cooperation with these steps will help insure that you have a pleasant delivery experience!



# Colors

(Due to printing process, colors may vary slightly from sample.)  
(See your local dealer for an actual color chart.)

## METAL COLORS

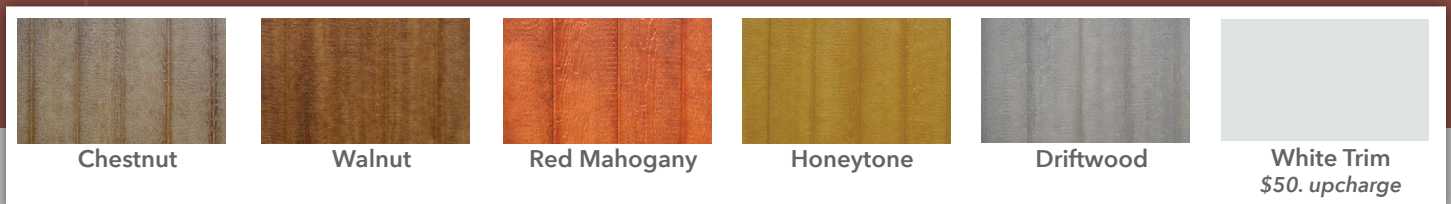


## VINYL COLORS



## URETHANE COLORS

Note: Urethane color tones will vary slightly across building structure.





# Construction Details



## Vapor Barrier

- Standard on all our roofs (except budget series)
- Reduces building condensation
- Reduces heat loss in winter and heat gain in summer



## Tread Plate

Garage doors and barn doors now come with a diamond tread aluminum threshold.



## Steel Gussets

We use 2"x4" Steel Gussets on all trusses and door frames.



## Treated Skids

We use 4x6 Treated Skids that are notched to accept 2x4 floor joists.



## Frame Construction

We use 2x4 stud framing on our walls. Premium metal series have 2x4 purlins every 2 feet.



## Frame Construction

Vinyl building stud framing is 16 inches on center, trusses are 2 feet on center.



## Floor Construction

With our 4x6 Skids, 2x4 floor joists and 5/8" Treated plywood flooring we have one of the strongest floor system in the industry. Our floors will never rot out!



## Loft Details

Lofted Garage has the back half lofted.  
Other Lofted Buildings:  
12-16' long buildings: 2-4' lofts  
20-26' long buildings: 2-8' lofts  
32-36' long buildings: 2-12' lofts



## Doors

Our 2x4 reinforced doors are designed to seal out rain and rodents and are key locked for your protection.

# Our Warranty



## THREE YEAR LIMITED MANUFACTURER'S WARRANTY

Valid on: Lofted Barn, Lofted Garden Shed, Lofted Cabin, Garage, Garden Shed, Utility, Barn and Chicken Coop, Budget, Utility and Budget Garage, Cabin, Lofted Garage

*Miami Valley Barns, LLC* warrants to the original purchaser that your *Miami Valley Barns, LLC* product is free from defects in material or workmanship upon delivery, and will replace or repair any components that do not provide reasonable service within a period of three (3) years from the date of purchase. Correction by repair or replacement of materials or workmanship in your *Miami Valley Barns, LLC* product, which our examination shall disclose to our satisfaction to be defective, shall constitute fulfillment of all liabilities of *Miami Valley Barns, LLC* under this warranty. In order for this warranty to be valid, building must be properly maintained and kept clean and building must be two (2) feet away from any objects (trees, shrubs, buildings, etc.).

*Miami Valley Barns, LLC* shall not be responsible for the natural characteristic of some wood to split, warp or twist.

This warranty shall not apply to any *Miami Valley Barns, LLC* product or any part thereof which has been damaged by fire, flood, water, earthquake, earth movement, hail, wind, adverse weather conditions, vandalism, theft, act of God, accident or other event, or a casualty which is customarily

covered by homeowner's insurance. The warranty does not cover damage caused by abuse, misuse, alteration, neglect, improper maintenance or use of building in a commercial application.

*LP Smartside Products* come with a 5/50 year limited warranty from the manufacturer.

## PREMIUM SERIES 40 YEAR WARRANTY

Metal has a separate warranty from the manufacturer: 40 year paint adhesion, 30 year chalk and fade and 20 year rust through.

## BUDGET SERIES 10 YEAR WARRANTY

Metal has a separate warranty from the manufacturer. 10 year paint adhesion.

## RETURN & CANCELLATION POLICY

A restocking fee of 10% of purchase price will apply to all custom ordered buildings that are cancelled after materials have been ordered and/or construction has begun. In stock buildings have no restocking fee unless delivery has been attempted.

**The Nature of Wood:** *Wood is a natural material and minor defects are common. We use premium and #1 grade lumber. Common imperfections such as knots, sap pockets, warping, crooking, twisting, small splits and small bark edges might be found in your building. Similar imperfections and defects are found in typical home construction: you just don't see it because it's covered by drywall. Normally these small defects do not affect your building's strength or longevity and are not cause for warranty repairs. We take great care to cull lumber that is not up to our standards.*



# Options

## OPTIONS FOR ALL BUILDINGS

Single Wooden Barn Door  
Double Wooden Barn Doors  
Double Fiberglass Doors  
2x3 Window  
3x3 Window  
24x36 Insulated Window  
36x36 Insulated Window  
4'W x 4'L Ramp  
6'W x 4'L Ramp  
9'W x 4'L Ramp  
Loft (*per foot*)  
Wainscoting  
Shutters Black or White (*per pair*)  
6-Panel Fiberglass Door (*swings in to the right*)  
9 Lite Fiberglass Door (*swings in to the right*)  
6x7 Roll-up Door  
9x7 Roll-up Door  
9x7 CHI Overhead Door  
½ HP Electric Garage Door Opener (*for CHI Door Only*)  
Drawings  
Stamped Engineered Drawings  
Shelves 16" Deep (3 tier)  
Workbench 24" Deep  
Electrical Package (*Includes 2 Lights and 3 Receptacles*)  
Extra Light or Receptacle  
Loft Ladder  
Rfoil Insulation on Walls  
12" O.C. Floor Joists (*standard on Garages*)  
16" O.C. Studs (*standard on Vinyl Sheds*)  
16" O.C. Trusses

## OPTIONS FOR UTILITY & GARDEN SHED

Extra High Walls

## OPTIONS FOR BUDGET SERIES

Custom Colors  
Extra High Walls

## OPTIONS FOR URETHANE FINISH

Painted Trim  
Custom Colors

*\*Prices subject to change without notice.*

# Rent to Own

## TIRED OF WASTING MONEY ON MINI STORAGE FEES?

Our no-strings-attached Rent to Own program allows you to have your very own storage unit in your back yard! The low monthly rates are comparable to Mini Storage rates per square foot. There is no credit check nor are you required to keep your building. All that is required to get your Rent to Own building is one month of rent (two months for 14' wide buildings). You may cancel the Rent to Own Agreement at any time by simply calling us and we will pick up the building. You may also purchase the building at any point by paying 60% of your remaining balance.



**48 Month  
Rent-to-Own  
NOW AVAILABLE!**

*See your dealer for details.*

*Put your car back in the garage and get a Miami Valley Barn today!*

**Thank-you for considering our portable buildings!**



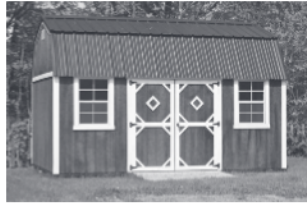
**Miami Valley**  
BARNs, LLC



[www.miamivalleybarns.com](http://www.miamivalleybarns.com)

**Your Local Dealer:**





### the LOFTED GARDEN SHED

Wood or Metal Siding

Vinyl

size	price	RTO	price	RTO
8x12	\$3,280	\$151.85	\$3,770	\$174.54
10x12	\$3,800	\$175.93	\$4,370	\$202.31
10x16	\$4,525	\$209.49	\$5,195	\$240.88
10x20	\$5,420	\$250.93	\$6,235	\$288.66
12x12	\$4,720	\$218.52	\$5,430	\$251.39
12x16	\$5,500	\$254.63	\$6,325	\$292.82
12x20	\$6,405	\$296.53	\$7,365	\$340.97
12x24	\$7,350	\$340.28	\$8,455	\$391.44
12x32	\$8,940	\$413.89	\$10,280	\$475.93
14x24	\$8,840	\$409.26	\$10,165	\$470.60
14x32	\$11,190	\$518.06	\$12,870	\$595.83
14x36	\$12,105	\$560.42	\$13,925	\$644.68
14x40	\$13,360	\$618.52	\$15,365	\$711.34



### the GARDEN SHED

Wood or Metal Siding

Vinyl

size	price	RTO	price	RTO
8x8	\$2,500	\$115.74	\$2,875	\$133.10
8x12	\$2,995	\$138.66	\$3,445	\$159.49
10x12	\$3,550	\$164.35	\$4,085	\$189.12
10x16	\$4,390	\$203.24	\$5,045	\$233.56
10x20	\$5,210	\$241.20	\$5,995	\$277.55
12x12	\$4,455	\$206.25	\$5,125	\$237.27
12x16	\$5,155	\$238.66	\$5,930	\$274.54
12x20	\$6,050	\$280.09	\$6,960	\$322.22
12x24	\$6,915	\$320.14	\$7,955	\$368.29
12x32	\$8,570	\$396.76	\$9,855	\$456.25
14x24	\$7,660	\$354.63	\$8,810	\$407.87
14x32	\$10,175	\$471.06	\$11,695	\$541.44
14x36	\$11,230	\$519.91	\$12,915	\$597.92
14x40	\$12,400	\$574.07	\$14,260	\$660.19



### the LOFTED GARAGE

Wood or Metal Siding

size	price	RTO
12x16	\$6,480	\$300.00
12x20	\$7,405	\$342.82
12x24	\$8,365	\$387.27
12x32	\$9,990	\$462.50
14x24	\$9,875	\$457.18
14x32	\$12,260	\$567.59
14x36	\$13,195	\$610.88
14x40	\$14,470	\$669.91



### the GARAGE

Wood or Metal Siding

size	price	RTO
12x16	\$6,240	\$288.89
12x20	\$7,155	\$331.25
12x24	\$8,035	\$371.99
12x32	\$9,725	\$450.23
14x24	\$8,800	\$407.41
14x32	\$11,350	\$525.46
14x36	\$12,425	\$575.23
14x40	\$13,616	\$630.37



### the LOFTED CABIN

Wood or Metal Siding

size	price	RTO
12x18	\$6,975	\$322.92
12x22	\$7,750	\$358.80
12x26	\$8,650	\$400.46
12x32	\$9,875	\$457.18
14x26	\$10,050	\$465.28
14x32	\$12,125	\$561.34
14x36	\$13,040	\$603.70
14x40	\$14,295	\$661.81



### the CABIN

Wood or Metal Siding

size	price	RTO
10x18	\$5,250	\$243.06
12x18	\$5,995	\$277.55
12x22	\$6,875	\$318.29
12x26	\$7,650	\$354.17
12x32	\$9,270	\$429.17
14x26	\$9,495	\$439.58
14x32	\$10,875	\$503.47
14x36	\$11,930	\$552.31
14x40	\$13,100	\$606.48



### the LOFTED BARN

Wood or Metal Siding

size	price	RTO
8x12	\$3,175	\$146.99
10x12	\$3,960	\$183.33
10x16	\$4,315	\$199.77
10x20	\$5,210	\$241.20
12x12	\$4,510	\$208.80
12x16	\$5,290	\$244.91
12x20	\$6,195	\$286.81
12x24	\$7,140	\$330.56
12x32	\$8,730	\$404.17
14x24	\$8,630	\$399.54
14x32	\$10,980	\$508.33
14x36	\$11,895	\$550.69
14x40	\$13,150	\$608.80



### the UTILITY

Wood or Metal Siding

size	price	RTO
8x8	\$2,395	\$110.88
8x12	\$2,890	\$133.80
10x12	\$3,445	\$159.49
10x16	\$4,285	\$198.38
10x20	\$5,105	\$236.34
12x12	\$4,350	\$201.39
12x16	\$5,050	\$233.80
12x20	\$5,945	\$275.23
12x24	\$6,810	\$315.28
12x32	\$8,465	\$391.90
14x24	\$7,555	\$349.77
14x32	\$10,070	\$466.20
14x36	\$11,125	\$515.05
14x40	\$12,295	\$569.21



### the BUDGET GARAGE

Metal Siding

size	price	RTO
12x12	\$4,050	\$187.50
12x16	\$4,790	\$221.76
12x20	\$5,405	\$250.23
12x24	\$6,170	\$285.65



### CHICKEN COOP

Wood Siding

size	price
7x8	\$2,585
9x8	\$2,975
11x8	\$3,395

## OPTIONS

### Doors

Single Wooden Barn Door (3' or 4')	\$145
Double Wooden Barn Door	\$295
Double Fiberglass Door	\$510
6-Panel Fiberglass Door	\$440
9 Lite Fiberglass Door	\$475
6x7 Roll up Door	\$860
9x7 Roll up Door	\$875
9x7 Residential Overhead Door	\$980
½ HP Opener	\$380

### Windows

2x3 Window	\$105
3x3 Window	\$125
24x36 Insulated Window	\$260
36x36 Insulated Window	\$320

### External Options

4'Wx4'L Ramp	\$165
6'Wx4'L Ramp	\$215
9'Wx4'L Ramp	\$300
Wainscoting (per linear ft.)	\$3.50
Shutters (pair)	\$55
Flower Boxes (each)	\$60

### Internal Options

Loft (per ft.)	\$30
Shelves 16" deep (3 tier) (per ft.)	\$20
Workbench 24" Deep (per ft.)	\$25
Electrical Package (2 lights, 3 rec.)	\$400
Extra light or Receptacle	\$35
Loft Ladder	\$110
Rfoil Insulation on Walls (per sq. ft.)	\$0.85
12" oc floor joists (per sq. ft.)	\$0.35
16" oc Studs (per sq. ft.)	\$0.50
16" oc trusses (per sq. ft.)	\$1.25
Drawings	\$75

Stamped Engineered Drawings call for pricing

### Options for Utility & Garden Shed

High Walls	\$250
(standard on 10x16 and larger except Vinyl)	

### Options for Budget Series

Custom Colors	\$100
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Extra High Walls 10% of base price

### Options for Urethane Finish

Painted Trim	\$100
Custom Colors	\$100

\*Prices subject to change without notice.



### the BARN

Wood or Metal Siding

size	price	RTO
8x8	\$2,155	\$99.77
8x12	\$2,290	\$106.02
10x12	\$2,845	\$131.71
10x16	\$3,465	\$160.42
10x20	\$4,170	\$193.06
12x12	\$3,630	\$168.06
12x16	\$4,355	\$201.62
12x20	\$5,055	\$234.03
12x24	\$5,945	\$275.23
12x32	\$7,265	\$336.34



### the BUDGET UTILITY

Metal Siding

size	price	RTO
8x8	\$1,845	\$85.42
8x12	\$2,135	\$98.84
8x16	\$2,575	\$119.21
10x12	\$2,615	\$121.06
10x16	\$3,040	\$140.74
12x12	\$3,170	\$146.76
12x16	\$3,895	\$180.32
12x20	\$4,490	\$207.87
12x24	\$5,240	\$242.59



### the GREENHOUSE

Metal Siding

size	price	RTO
8x8	\$2,675	\$123.84
8x12	\$3,045	\$140.97
10x12	\$3,630	\$168.06