



ALWAYS AWAKE. ALWAYS ON GUARD.

Vacant Listing Security Planner

Every vacant property is different, meaning a small office suite may require a different security approach than a multi-building commercial complex or industrial site.

Use this planner before marketing begins to evaluate your property's risk profile and identify the security measures that best support a safe, well-maintained, and market-ready listing.

Step 1: Property Overview

Property Type:

- ☐ Office Building
- ☐ Retail Property/Shopping Center
- ☐ Industrial Facility
- ☐ Warehouse
- ☐ Mixed-Use Development
- ☐ Multi-Family Property
- ☐ Other: _____

Estimated Marketing Period:

- ☐ Less than 30 days
- ☐ 1-3 months
- ☐ 3-6 months
- ☐ More than 6 months

Why it Matters:

The longer a property remains vacant, the greater opportunity for theft, vandalism, trespassing, and unauthorized access.



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Step 2: Property Risk Assessment

High-Value Assets on Site:

- ☐ HVAC Units
- ☐ Copper Wiring
- ☐ Electrical Equipment
- ☐ Fixtures and Fittings
- ☐ Appliances
- ☐ Construction Materials
- ☐ Utility Infrastructure
- ☐ Other: _____

Exterior Layout - Parking Lot Size:

- ☐ Small
- ☐ Medium
- ☐ Large

Number of Vehicle Entrances: _____

Number of Pedestrian Access Points: _____

Why it Matters:

Larger sites with multiple entry points generally require broader visibility and more comprehensive monitoring.

Visibility Around the Property:

- ☐ Highly visible from surrounding businesses
- ☐ Located in a busy commercial area
- ☐ Remote location
- ☐ Limited natural surveillance
- ☐ Frequently unattended after hours





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Step 3: Current Security Measures

Select all security measure that currently apply to your property/building:

- | | |
|---|--|
| ☐ Perimeter Fencing | ☐ Remote Monitoring |
| ☐ Exterior Lighting | ☐ Access Control |
| ☐ Alarm System | ☐ License Plate Recognition (LPR) |
| ☐ Mobile Surveillance | ☐ Warning Signage |
| ☐ Fixed Surveillance Cameras | ☐ Regular Property Inspections |
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Step 4: Security Priorities

What are your biggest concerns? Rank your top three.

- | | |
|--|--|
| ☐ Theft | ☐ Vehicle Crime |
| ☐ Vandalism | ☐ Copper Theft |
| ☐ Trespassing | ☐ Property Damage |
| ☐ Squatting | ☐ Maintaining Curb Appeal |
| ☐ Illegal Dumping | ☐ Owner Reporting |



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Step 5: Recommended Security Strategy

Based on your responses, consider the following:

If your property has...	Consider...
A long marketing period	Mobile surveillance with remote monitoring
Multiple access points	License Plate Recognition and AI detection
Large parking lots	Wide-area mobile surveillance coverage
High-value assets	AI intrusion detection and live monitoring
Limited power or internet	Solar-powered mobile surveillance
Multiple vacant properties	Cloud-based monitoring across all locations
Frequent owner updates	Automated reporting with video evidence

Property Security Action Plan

Immediate Actions:

Medium-Term Improvements:

Ongoing Monitoring Requirements:
