

Commercial Property Cleanup Checklist

Tenant turnovers, remodels, and property resets — planned so business never stops. · Recommended size: 30–40 yard

Planning timeline

Scope: Walk the space; estimate volume in truck loads and pick the can

Schedule: Book delivery before opening hours; placement spares parking

Clear-out: Fixtures, racking, and buildout debris — machine or dolly loaded

Swap: Call by morning, swapped by afternoon; the crew never idles

Reset: Final pull, broom-clean, next tenant walks a blank canvas

Safety reminders

- Confirm the can's spot with property management before delivery
- Keep fire exits and hydrant access clear — always
- Racking and fixtures: two-person carries or machine moves
- Emergency breakdowns (freezers, flood): call — priority routing exists

Dumpster sizing

Tenant turnovers and white-box demo run a 30; bulky buildout debris and full commercial cleanouts justify the 40's volume. Multi-can rotations are standard — set the schedule once.

Tips from the pros

- Before-opening delivery keeps the lot open for customers
- One material type per can protects the flat-rate invoice
- Photograph the space before and after for the property file
- Standing accounts: one number manages every property you run

Recycling suggestions

- Metal racking and fixtures: serious scrap value — metal loads dump free
- Working equipment: liquidators and auctions beat the can
- Clean cardboard from buildouts: baled recycling saves can space

Common mistakes to avoid

- Placing the can where delivery trucks need to dock
- Letting the cleanout can become the property's trash can
- Booking one small can for a job that's obviously a rotation
- Forgetting the emergency option when a freezer dies on Friday night

Project notes
