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Our deepest gratitude to the team at Modern Storage Media for your pivotal role in publishing this catalog.

For industry news, content, and updates, visit modernstoragemedia.com.

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BOXWELL AT A GLANCE

CUSTOM STORAGE SOLUTIONS
BUILT FOR YOUR SUCCESS

Self-storage owners: Take a look around your facility. Do you have unused or underutilized land?

Portable storage businesses: Are you seeking branded containers that outperform the rest?

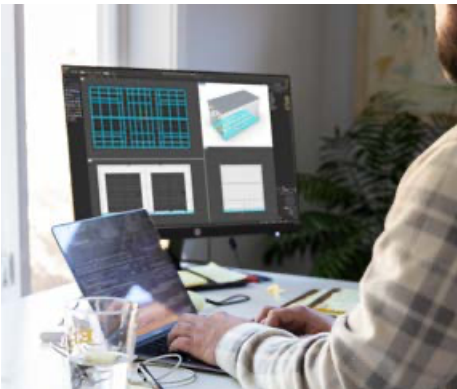


Boxwell designs, manufactures, and installs mobile units for your storage business.

Since 2014, Boxwell has operated with one goal in mind: to help our clients grow their businesses. We work closely with storage, moving, and restoration companies, providing an unparalleled product matched only by our service.

Our state-of-the-art storage units are portable, customizable, and long-lasting. To keep shipping costs low, they are delivered flat-packed. Once delivered to your site, assembly is fast and easy.

Within these pages, discover the products and services that our clients worldwide have come to expect. Curious about how Boxwell can fuel your business growth? Reach out to us today. We’re passionately dedicated to our clients’ success and thrilled at the prospect of partnering with you to build your business.



DESIGNED

By an in-house team of engineers and architects.



TESTED

Field tested to ensure durability and longevity.



TRUSTED

Customer service that’s as solid as our product.



RELOCATABLE UNITS FOR SELF-STORAGE



REDEFINE FLEXIBILITY FOR YOUR SELF-STORAGE BUSINESS



How You Use It

Boxwell relocatable units are designed to help self-storage facilities maximize profit.

Use them to flip vacant land, line fences, fill easements/setbacks, and so much more.

Relocatable units allow self-storage owners to expand quickly, economically, and effectively. Enjoy fast ROI, grow your bottom line, and take advantage of depreciation tax savings.

Why We Built It

Though Boxwell originally set out to service the portable storage sector, we identified a growing need for self-storage businesses, too.

Facility owners were seeking a movable unit that mirrored the aesthetics and durability of a traditional drive-up building.

Boxwell relocatables fit this need, allowing facilities to uncover their site's hidden value.



INTRODUCING THE MOST HEAVY DUTY 10 x 20 ON THE MARKET



ULTRA STRONG



FULLY PORTABLE



PATENT PENDING

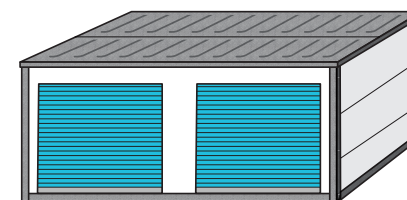
Self-Storage 10 x 20

Looking to transform unused land into profitable storage space? Meet the Boxwell 10 x 20—the perfect building solution for your needs.

This unit isn't just portable upon delivery; it maintains its mobility even when fully loaded. The base, frame, and roof are hot-dip galvanized, ensuring exceptional durability. Plus, it's fully equipped for car storage—no additional upgrades required.

The following pages provide detailed insights into the diverse configurations, specifications, and optional upgrades available for these customizable units. Let's explore how the Boxwell 10 x 20 caters to your specific requirements.

STANDARD DIMENSIONS *Custom sizes available*



TWO SIDE DOORS

Two 100 ft² rentable units

DIMENSIONS

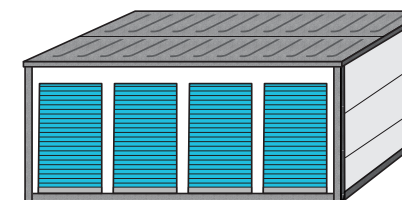
Exterior: 240" L x 120" W x 108" H

Interior: 236" L x 116" W x 104" H

Door Opening: 90" W x 84" H

WEIGHT

Tare: 4,600 lbs



FOUR SIDE DOORS

Four 50 ft² rentable units

DIMENSIONS

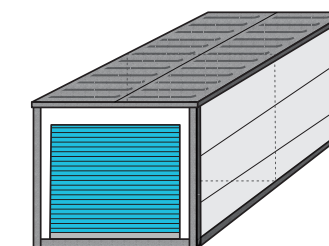
Exterior: 240" L x 120" W x 108" H

Interior: 236" L x 116" W x 104" H

Door Opening: 48" W x 84" H

WEIGHT

Tare: 4,850 lbs



END DOOR(S)

One 200 ft² rentable unit or
Two 100 ft² units (if divided)

DIMENSIONS

Exterior: 240" L x 120" W x 108" H

Interior: 236" L x 116" W x 104" H

Door Opening: 90" W x 84" H

WEIGHT

Tare: 4,400 lbs

STRUCTURE

- Load rating: 125 psf on base
- Wind rating: 120 mph
- Snow load: 60 psf on roof
- Build time: less than two hours per unit
- 20+ year lifespan with proper care and maintenance
- Stackable three-high, fully loaded
- Fork pockets for easy moving/stacking even when the unit is fully loaded
- Weather-, wind-, dust-, and pest-proof
- End door units are car storage capable, no upgrades needed

STEEL CONSTRUCTION

- Highest grade and best quality steel, SPA-H and SPA-C
- Wall panel thickness: 1.0 mm (19 ga) galvanized steel painted white
- Roof thickness: 4.0 mm (6 ga) corrugated "ISO style" steel - will not sag or rust
- Hot-dipped galvanized base, roof, and interior frame
- All hardware is stainless steel, will not rust
- Customizable to any color

EXTERIOR SIGNAGE

- 3M brand vinyl decal for all logos/numbers
- Unit numbers available upon request

UNIT INTERIOR

- Wall vents allow for proper air flow
- Anti-condensation spray on ceiling
- Adjust the unit mix with removable steel partition(s)

FLOORING

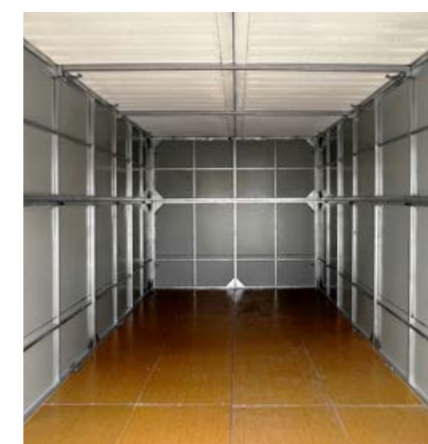
- Marine grade plywood thickness: 19 mm
- Sealed with a non-slip, non-odorous, and non-toxic coating
- Choose from light or dark wood finish
- Diamond plate flooring upgrade available

DOOR

- Roll up doors are low maintenance, pre-assembled, and lubricated
- Choose from a wide variety of locks, including smart locks
- Custom colors available

SERVICES + WARRANTIES

- Graphic design, unit renderings, and site layouts available to all Boxwell clients
- Standard for all first orders: on-site Boxwell representative will oversee delivery, unload, and initial build process
- White glove installation upgrade available
- One year warranty: manufacturing, material, and workmanship
- Five year warranty: paint



Looking for more information?

Scan the QR code to learn more about the Boxwell 10 x 20 units.





ABLE VERSATILE CUSTOMIZABLE
D WEATHERPROOF INNOVATIVE
TECTED EXPERTLYENGINEERED

BOXWELL REDEFINES FLEXIBILITY WITH 8x20 RELOCATABLES



30 MIN INSTALL



FULLY CUSTOM



PLACE ANYWHERE

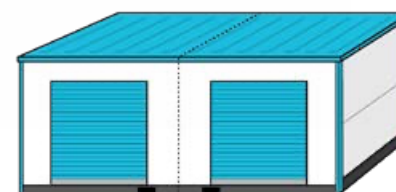
Self-Storage 8 x 20

Durable, flexible, and secure, Boxwell's 8 x 20 relocatable units are a cost-effective solution when expanding your storage facility.

These all-in-one modular units offer the same strength and durability as their larger counterpart with the added flexibility of a smaller footprint. Driveways, site perimeters, and other tight areas are easily flipped into revenue-generating storage.

As is with the 10 x 20 unit, site prep is minimal. Place these units atop virtually any type of ground, no foundation needed. Small order quantities allow you to grow at your own pace, dialing in your ideal unit mix over time.

STANDARD DIMENSIONS *Custom sizes available*



TWO SIDE DOORS

Two 80 ft² rentable units

DIMENSIONS

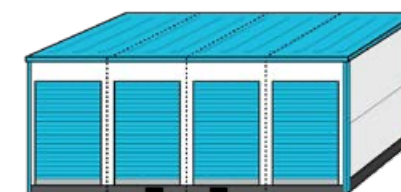
Exterior: 234" L x 96" W x 96" H

Interior: 230" L x 92" W x 92" H

Door Opening: 68" W x 72" H

WEIGHT

Tare: 3,500 lbs



FOUR SIDE DOORS

Four 40 ft² rentable units

DIMENSIONS

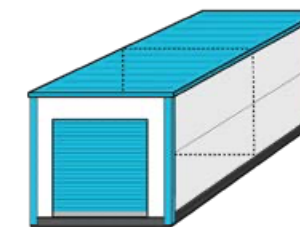
Exterior: 234" L x 96" W x 96" H

Interior: 230" L x 92" W x 92" H

Door Opening: 48" W x 72" H

WEIGHT

Tare: 4,000 lbs



END DOOR(S)

One 160 ft² rentable unit or
Two 80 ft² units (if divided)

DIMENSIONS

Exterior: 234" L x 96" W x 96" H

Interior: 230" L x 92" W x 92" H

Door Opening: 68" W x 72" H

WEIGHT

Tare: 3,300 lbs

STRUCTURE

- Load rating: 125 psf on base
- Wind rating: 120 mph
- Snow load: 60 psf on roof
- Build time: less than 30 minutes per unit
- 20+ year lifespan with proper care and maintenance
- Stackable three-high, fully loaded
- Fork pockets for easy moving/stacking even when the unit is fully loaded
- Weather-, wind-, dust-, and pest-proof
- Hot-dipped galvanized upgrade available for base, roof, and interior frame

STEEL CONSTRUCTION

- Highest grade and best quality steel, SPA-H and SPA-C
- Wall panel thickness: 1.0 mm (19 ga) galvanized steel painted white
- Roof thickness: 4.0 mm (6 ga) corrugated "ISO style" steel
- Corrugated roof will not sag and prevents water from pooling
- All hardware is stainless steel, will not rust
- Customizable to any color

EXTERIOR SIGNAGE

- 3M brand vinyl decal for all logos/numbers
- Unit numbers available upon request

UNIT INTERIOR

- Wall vents allow for proper air flow
- Anti-condensation spray on ceiling
- Adjust the unit mix with removable steel partition(s)

FLOORING

- Marine grade plywood thickness: 19 mm
- Sealed with a non-slip, non-odorous and non-toxic coating
- Choose from light or dark wood finish
- Diamond plate flooring upgrade available

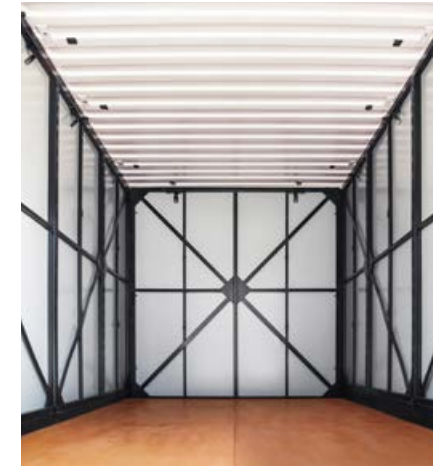
DOOR

- Roll up doors are low maintenance, pre-assembled, and lubricated
- Choose from a wide variety of locks, including smart locks
- Custom colors available

SERVICES + WARRANTIES

- Graphic design, unit renderings, and site layouts available to all Boxwell clients
- Standard for all first orders: on-site Boxwell representative will oversee deliver, unload, and initial build process
- White glove installation upgrade available
- One year warranty: manufacturing, material, and workmanship
- Five year warranty: paint

Boxwell relocatable units are continuously being upgraded and improved. Exact specifications are subject to change without notice. Units are fully custom, additional options available.



Looking for more information?

Scan the QR code to learn more about the Boxwell 8 x 20 units.



PORTABLE STORAGE CONTAINERS



 **Boxwell®**



ROADWORTHY SOLUTIONS FOR YOUR PORTABLE STORAGE BUSINESS

How You Use It

Durable, stackable, fully sealed, our portable storage containers are expertly crafted for the road ahead.

Guaranteed to represent your business well, your clients will appreciate the container's security and ease of use.

Store your client's belongings at your site or theirs. Our units are stackable three high, even when fully loaded.

Why We Built It

Boxwell CEO and founder Rod Bolls has worked in the manufacturing and distribution of mobile units for over 15 years.

During this time, Rod and his team have worked tirelessly to upgrade, improve, and further perfect our product and service.

We are proud to keep portable storage businesses on the road with containers that outlast the rest.



OUR CONTAINERS OFFER
DURABILITY
 YOU CAN DEPEND ON



WEATHERPROOF



FULLY CUSTOM



STACKABLE

Portable Storage Containers

Our portable storage containers are durable, versatile, and secure.

Though identical to our self-storage units, these are equipped with several features that specifically cater to portable use. In addition to fork pockets, we've added D-rings and receiver tubes for delivery system compatibility. The door is fully sealed and gasketed, so you can ensure dry transport in any weather. Internally, built in E-tracks and tie downs keep items safe and secure.

Work with our design team to perfect your "moving billboard"—offering 360 degrees of custom colors and 3M® vinyl decals. Don't have a logo? No problem; we will create one at no extra cost.

STANDARD DIMENSIONS *Custom sizes available*



8' CONTAINER

Interior: 64 ft²

DIMENSIONS

Exterior: 98" L x 96" W x 96" H

Interior: 93" L x 90" W x 91" H

Door Opening: 68" W x 78" H

WEIGHT

Tare: 2,000 lbs



12' CONTAINER

Interior: 96 ft²

DIMENSIONS

Exterior: 146" L x 96" W x 96" H

Interior: 141" L x 90" W x 91" H

Door Opening: 68" W x 78" H

WEIGHT

Tare: 2,450 lbs



16' CONTAINER

Interior: 128 ft²

DIMENSIONS

Exterior: 194" L x 96" W x 96" H

Interior: 189" L x 90" W x 91" H

Door Opening: 68" W x 78" H

WEIGHT

Tare: 2,800 lbs



20' CONTAINER

Interior: 160 ft²

DIMENSIONS

Exterior: 234" L x 96" W x 96" H

Interior: 231" L x 90" W x 91" H

Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,200 lbs

STRUCTURE

- Load rating: 125 psf on base
- Wind rating: 120 mph
- Snow load: 60 psf on roof
- Build time: less than 30 minutes per unit
- 20+ year lifespan with proper care and maintenance
- Stackable three-high, fully loaded
- Truly portable: fork pockets, D-rings, and receiver tubes allow for easy moving, even when fully loaded
- Weather-, wind-, dust-, and pest-proof

STEEL CONSTRUCTION

- Highest grade and best quality steel, SPA-H and SPA-C
- Wall panel thickness: 1.0 mm (19 ga) galvanized steel painted white
- Roof thickness: 4.0 mm (6 ga) corrugated "ISO style" steel
- Corrugated roof will not sag and prevents water from pooling
- All hardware is stainless steel, will not rust
- Customizable to any color
- Hot-dipped galvanized upgrade available for base, roof, and interior frame

EXTERIOR SIGNAGE

- Artwork: 3M brand vinyl decals
- Serial Numbers: 3M brand vinyl, eight total

UNIT INTERIOR

- Wall vents allow for proper air flow
- Anti-condensation spray on ceiling
- Built-in vertical e-track and tie down rings ensure secure transport of goods

FLOORING

- Marine grade plywood thickness: 19 mm
- Sealed with a non-slip, non-odorous, and non-toxic coating
- Choose from light or dark wood finish
- Diamond plate flooring upgrade available

DOOR

- Swing doors feature an ultra-tight seal
- Lock assembly is stainless steel, welded and riveted with a solid locking pin
- Emergency release cable on door interior

SERVICES + WARRANTIES

- Graphic design, unit renderings, and site layouts available to all Boxwell clients
- Standard for all first orders: on-site Boxwell representative will oversee delivery, unload, and initial build process
- White glove installation upgrade available
- One year warranty: manufacturing, material, and workmanship
- Five year warranty: paint

Boxwell portable storage containers are continuously being upgraded and improved. Exact specifications are subject to change without notice. Units are fully custom, additional options available.



Your portable storage solution.

Scan the QR code to learn more about Boxwell's portable storage containers.





ROLL UP DOORS



A NEW TAKE ON A CLASSIC

SIMPLIFYING THE WAY YOU GROW YOUR BUSINESS

How You Use It

Since the early days of self-storage, roll up doors have been widely accepted as the industry standard.

They are easy to use, virtually maintenance free, and are sure to attract potential renters as they pass by.

Pair these with your next order of Boxwell relocatable units, or order just the doors for your traditional build.

Why We Built It

Our clients appreciate the convenience of our storage units. They are all-in-one kits—no need to juggle different vendors, deliveries, and logistics.

Because of this, the decision to develop and produce roll up doors in house became clear.

Now, clients receive beautiful, quality doors packaged with their Boxwell units. Plus, they are backed by Boxwell's proven service.



OPTIMIZABLE DEPENDABLE
LONG-LASTING INNOVATIVE
EXPERTLY ENGINEERED

A TIMELESS PRODUCT WITH CUTTING-EDGE DESIGN AND SERVICE



EASY INSTALL



FULLY CUSTOM



LOW MAINTENANCE

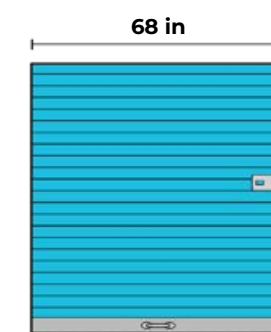
Roll Up Doors

Roll up doors optimize space efficiency, allowing easy access to storage units without encroaching on surrounding areas. Their durable design ensures longevity, requiring minimal maintenance. They are user-friendly, providing hassle-free operation for clients.

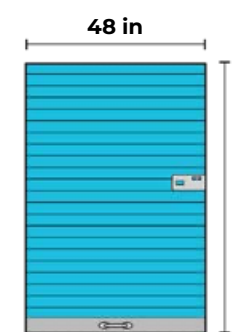
Along with a solid product, our doors come with the same transparency, responsiveness, and customer service our business is built upon. This makes them an ideal investment for any storage facility seeking practicality, durability, and dedicated vendor support.

Call us today and see why Boxwell roll up doors are the right choice for your next project.

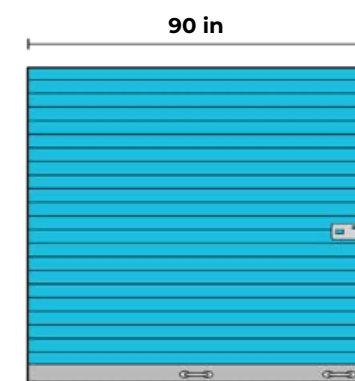
STANDARD DIMENSIONS *Custom sizes available*



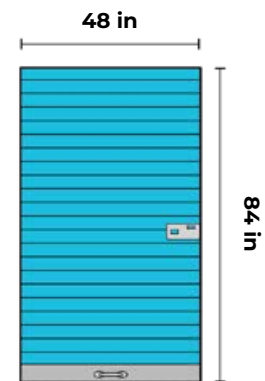
Compatible with
Boxwell 8 x 20 Unit
One + Two Door Units



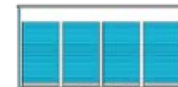
Compatible with
Boxwell 8 x 20 Unit
Four Door Unit



Compatible with
Boxwell 10 x 20 Unit
One + Two Door Units



Compatible with
Boxwell 10 x 20 Unit
Four Door Unit



CURTAIN CONSTRUCTION

- Curtain steel thickness: 0.45mm (26 ga)
- Grade 80 corrugated steel is galvanized and finished with baked polyester top coat
- Latch: 1.8mm (14 ga) with built in overlock
- Felt backing prevents rubbing or scratching
- Galvanized bottom bar and door handle

INTERNAL COMPONENTS

- **End cap:** 1.2mm (18 ga) simplified design reduces number of openings/moving parts
- **Radial ball bearings:** pre-lubricated and maintenance-free bearings greatly reduce frictional resistance
- **Springs:** grease coating prevents pitting and rust
- **Barrel:** 0.5mm (24 ga) end-to-end galvanized steel barrel protects and conceals drums, bearings, springs, and axle
- **Tensioner:** ratchet spring tensioner allows for fast and easy adjustments
- **Bottom bar:** 2.5mm (10 ga) reinforced bar sits firmly in track and includes pull handle, rope and rubber seal

SERVICES + WARRANTIES

- White glove install service available
- ADA compliance kit available
- Three year warranty: manufacturing, material, and workmanship
- Ten year warranty: paint

POPULAR DOOR COLORS

Additional colors available

Glossy White	Light Blue
Yellow	Royal Blue
Orange	Dark Blue
Bright Red	Tan
Red	Sand
Dark Red	Brown
Green	Grey

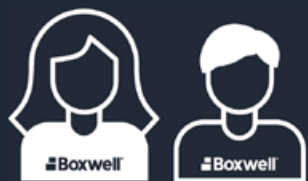


Quality product, unmatched service.

Scan the QR code to learn more about Boxwell's roll up doors.



STEP-BY-STEP EXPANSION PLAN
GROW YOUR BUSINESS IN 10-14 WEEKS



1. MEET YOUR DEDICATED
ACCOUNT MANAGER

This is your main point of contact at Boxwell.

Together, you'll review the unique needs of your project and execute a plan to expand.

Your Account Manager will supply docs & info, provide pricing, oversee your order's logistics, and much more.



2. CUSTOMIZE UNIT DESIGN
AND SITE LAYOUT

After initial discussions with your Account Manager, our creative team gets to work.

Together, you will collaborate and approve site layouts and unit mockups.

Don't have a logo for your portable storage units? Our team will create one for you.



3. FINALIZE AND PLACE
YOUR ORDER

Congratulations! You just invested in the growth and expansion of your business.

Your made-to-order units will enter the production queue once your:

- Sales order is signed
- Unit design is finalized
- Initial deposit is paid



4. BOXWELL PRODUCES
YOUR CUSTOM UNITS

Our units are produced at Boxwell-owned facilities.

This allows us to maintain consistent quality control and streamlined communication throughout your order.

Now is the time to ensure your site is prepared.



5. UNITS ARE DELIVERED
AND UNLOADED

Boxwell will work with you to ensure you're prepared for a successful delivery.

Upon your initial delivery, a Boxwell representative will meet you on site. They will oversee the unloading process and teach you how to build your new units.

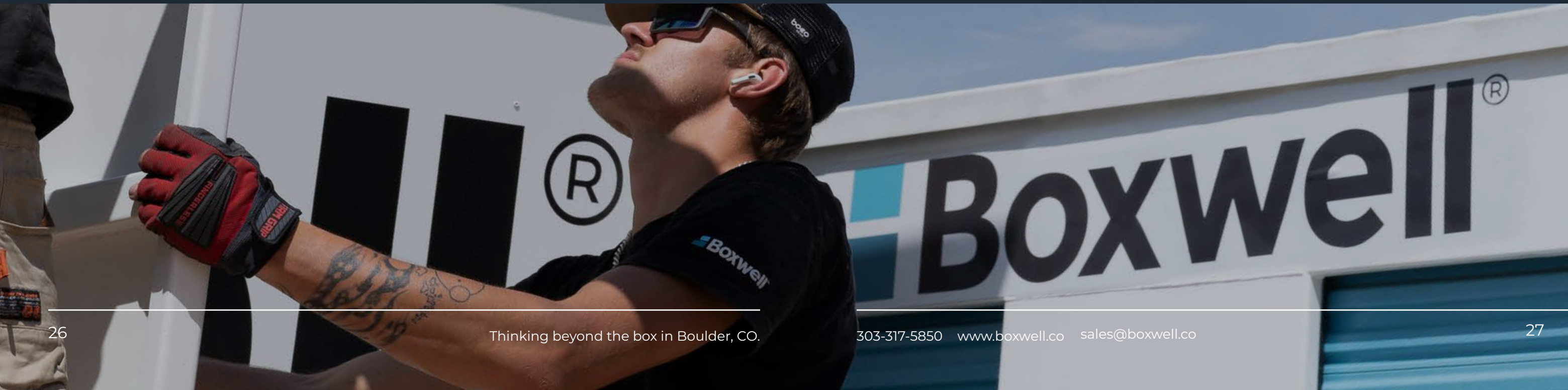


6. INSTALL UNITS - YOU'RE
READY TO RENT!

Boxwell units are fast and easy to assemble.

Not interested in building them yourself? Upgrade to a white glove install service and we'll take care of everything for you.

Once completed, you're ready to rent!





BUILT FOR YOUR SUCCESS

Boxwell clients are at the center of everything we do.

Since our inception, Boxwell has remained hyperfocused on producing an industry-leading product with a customer experience to match.

We are perpetually evolving.

To maintain strong, long-lasting relationships, we have to be the best. As a result, we rethink, redesign, and innovate both our products and practices every day.

Boxwell is a small group of storage experts committed to helping you grow your business.

Boxwell is Built For Your Success.



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