

Shipping Container Concepts

7th District Ald. Rainey

STEEL CRAFT (California, Santa Ana)

- Outdoor Eatery made with repurposed food containers.
- 3 Locations (Long Beach, Bellflower, and Garden Grove).
- Each location includes up to 7 restaurant tenants.
- 15,000-square-foot city-owned lot (Bellflower location).
- Created by private developer
- Estimated to generate \$50,000 in annual sales tax and \$22,000 in annual lease revenue for the city of Bellflower.





BOX PARK (U.K.)

- Boxpark Shoreditch opened in 2011 as the world's first pop-up mall.
- Made out of 60 recycled shipping container. Has 19 restaurants and bars and 27 shops.
- In 2016 the second Boxpark was built in Croydon, with a \$4 million dollar loan from the Croydon Council. Intended to be a temporary structure that would last for five years until homes and offices could be developed on the sites two-story structure. Constructed out of 96 shipping containers. (3 locations in total)





Smoking Nun



Smoking Nun



Smoking Nun

Dekalb Market (Brooklyn, NY)

- Opened in 2011 on an empty lot on Flatbush Ave in Downtown Brooklyn. Food and other vendors sold their wares out of repurposed shipping containers.
- 20,000-square-foot open-air mall operate year-round because the containers included electrical outlets that heaters. featured many Brooklyn-based food vendors, artists' booths, clothing stands and an urban farm that grew produce.
- The market was forced to close due to construction of City Point, a multi-use retail, office and residential development project at the site. A new market concept with a similar name - DeKalb Market Hall opened in 2017 inside City Point. The 26,000 square-foot food hall has room for 55 vendors and two full-service restaurants.

BOX OFFICE WAREHOUSE SUITES (Fort Worth, TX)



- Box Office Warehouse Suites is a 50,000-square-foot business park. It is a business center made entirely out of shipping containers opened in 2018.
- The development has a 38-multi-use office-business suites and retail spaces, using more than 100 shipping containers, with rents starting at \$875. Space ranging from 320 to 1,600 square feet

Design Examples



Bodega **Bodega a spin on the** **grab-and-go kiosk** **model**

Key Features

- 8'X8' Footprint
- Shaded Triangle Skylight
- Transom Windows
- Dual Pitched Roof
- Cabinets
- RGB LED washing downlights

Technical Features

- Two (2) Service windows
- Two (2) awnings
- Swing-out service window/ menu boards

Cost: TBD



Cantina premier food service model

Key Features

- 30' x 10' footprint
- Built-in Front of House area
- Approved food-prep floor
- FRP walls in food-prep area
- Large, clean walls for easy branding
- Flat walls standard
- Fold-down threshold ramp
- Serving counters standard

Technical Features

- One (1) Service window for order-taking and serving
- Two (2) Employee only entrances
- 8' x 5'6" Front of house
- LED Halo lighting (FOH)
- LED 4' lighting (BOH)

Cost: \$10,000-\$15,000



Fresh box at UNM



Key Features

Made from a 20' purpose-built container

Corrugated siding

Vinyl wrap with exterior designs

Operable linear window for ordering

Sliding pick-up window

Service/ access door

Roofing feature to blend with the campus's aesthetic

ADA accessible site features

Used to store fresh produce, and cool beverages

Cost: \$10,000-\$15,000

Watering Hole is our most substantial container bar product.

Watering Hole



Key Features

- 8' x 20' footprint
- Walk-in cooler standard
- Mixed material finish (flat panels with corrugate accents)
- FRP walls
- Three (3) awnings
- Employee access
- Open-air work area

Technical Features

- Three (3) Service windows
- Three (3) awnings
- Upper level, counters and technology packages available

Cost:TBD

Budgeting for Pop Up Shops

- Your location – 30% of budget
- Logistics and storage services- 10%-20% of budget
- Store design and layout – 20% of budget
- Promotion, Staffing, and Miscellaneous- 30%
- Location – 30% of budget

Things to Consider

- Logistics and storage services- 10%-20% of Overall Budget
- Zoning Implications
- Building Code implications
- Power source
- Have to take Milwaukee weather into consideration for year round use
- Previous use of containers

Supplier leads

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