



SHAPING THE FUTURE OF RELOCATABLE STORAGE



Introducing USC

With European headquarters in the Netherlands, USC is privately owned and operated by Dutch self-storage entrepreneurs Maarten and Jan-Hein Streppel. Building on years of experience in the self-storage industry, USC has evolved into a leading developer of innovative, foldable and fully insulated relocatable storage solutions. Our Z-Box system combines modular design with exceptional efficiency, maximising revenue per square metre and ensuring long-term value.

We welcome you to the world of USC!

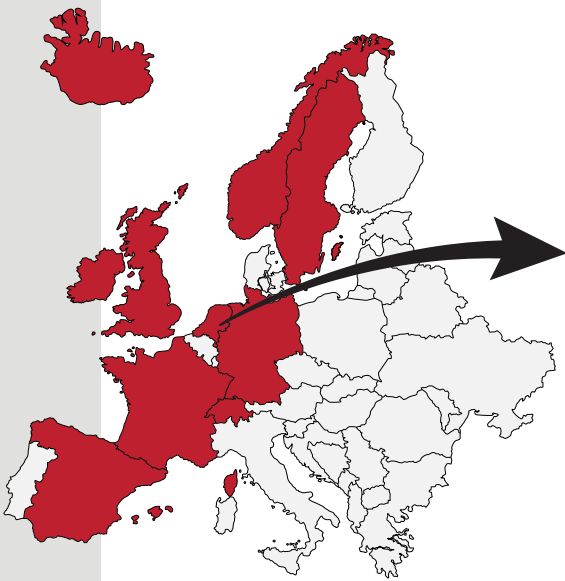


Recognised by leading European industry associations

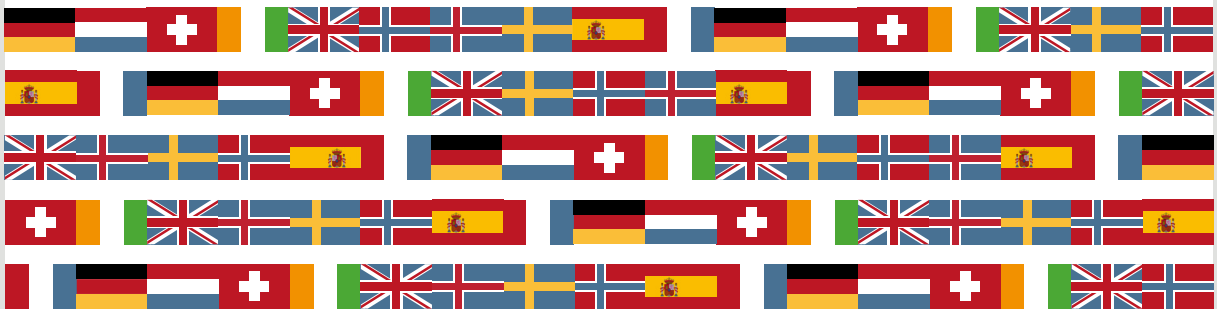


A European leader

- Active in self-storage since 2006
- Operating across Europe since 2018
- Over 300 locations built across Europe
- Parks built from Norway to Spain to Iceland



📍 Deventer, the Netherlands



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The Z-Box

Trusted by Europe's self-storage operators - and beyond!

Insulated, ventilated & dividable outdoor storage

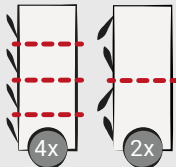
Our Z-Box is a purpose-built outdoor storage container that is insulated, ventilated and available in models with up to eight compartments. The Z-Box comes flat-packed to fit 12 units in a 40ft shipping container, or on a truck.

Sustainable & efficient, with maximum flexibility

Assembly takes about 1 hour per container with just two people. If necessary, our assembly team is happy to help throughout Europe, all year round. In short, the Z-Box is multifunctional, climate-proof and easy to move, generating a very high profit per square metre.



Partitions



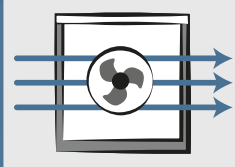
Weatherproof



Insulated



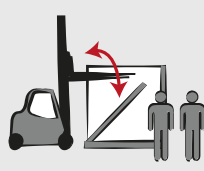
Ventilated



Pest free



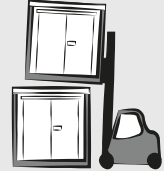
Easy to build



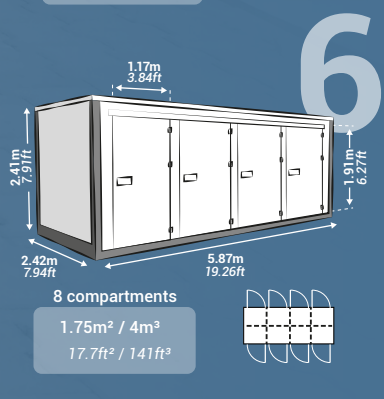
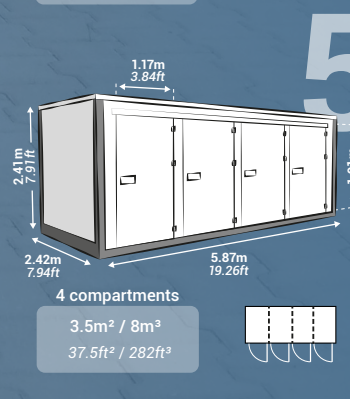
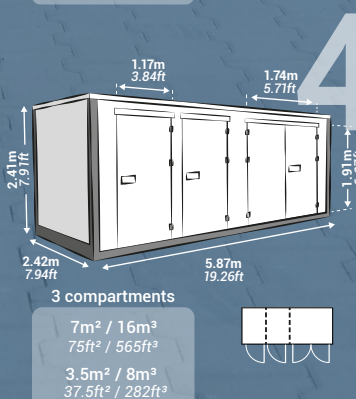
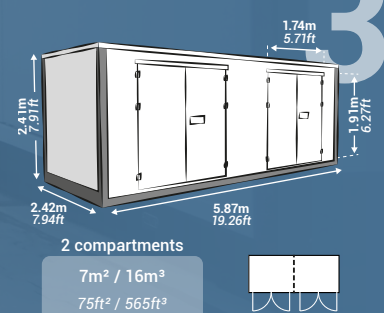
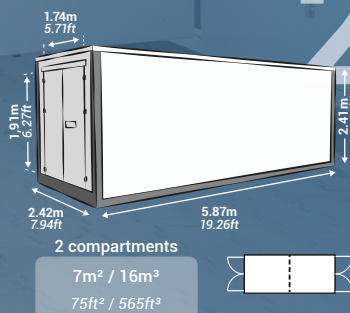
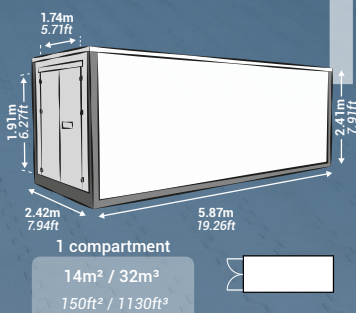
Secured



Stackable



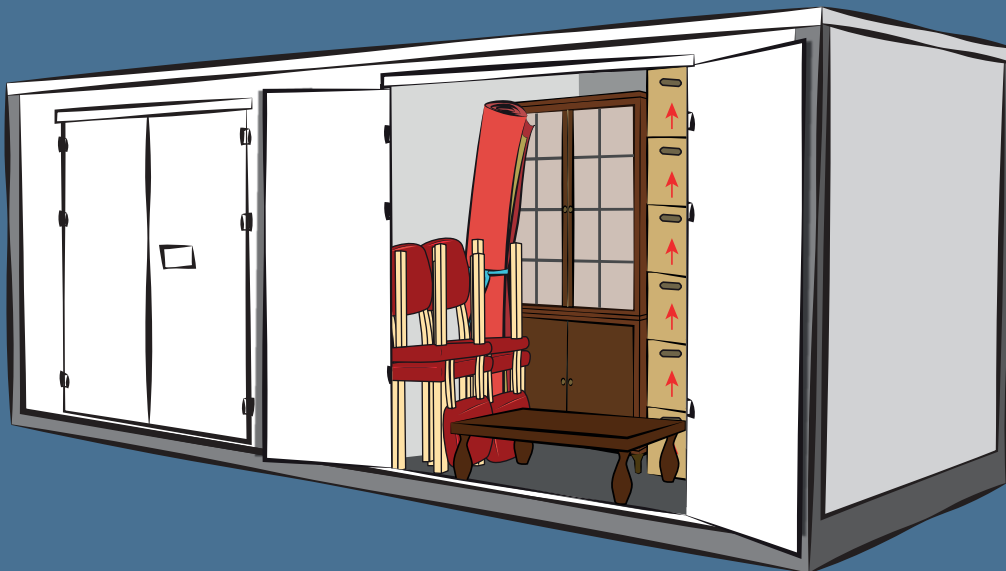
Available in models with up to eight compartments to **maximise your profit**



Trusted by Europe's self-storage operators - and beyond!

Movers into Self-Storage

With more movers stepping into self-storage, our Z-Boxes provide the perfect solution. Moving companies can easily add outdoor storage next to their facilities, boosting their business while offering clients secure, year-round storage options.



Outdoor self-storage

With some space next to your facility, you can easily add our Z-Boxes to start renting out self-storage. This simple addition expands your services, offering clients more choice while generating extra profit. Our durable, insulated, and ventilated containers ensure secure and reliable storage year-round.

The Mover Box

We are proud to introduce our latest container innovation for the moving industry. This new Mover Box has the capacity for three standard wooden moving crates, allowing customers to access their belongings anytime during the rental period, without requiring direct access to an entire warehouse of crates.



Integrated twistlock compatibility

The Mover Box is equipped with ISO-compliant corner castings, allowing secure mounting on flatbed trucks using standard twistlocks. This feature ensures universal compatibility, making it easy to load, transport and store goods within a single, adaptable container.

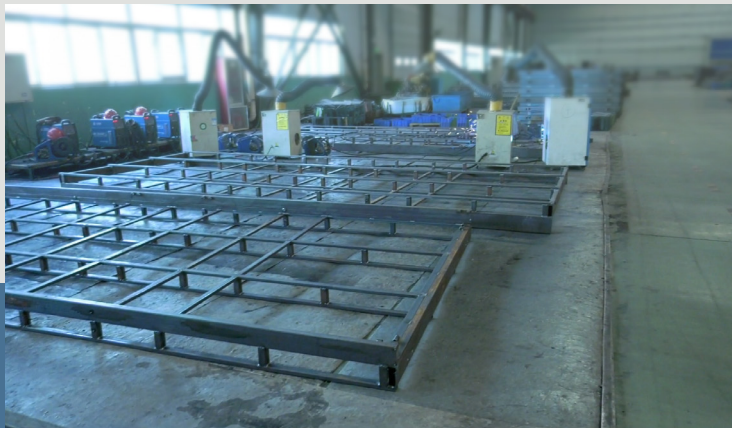


Beyond self-storage and movers, the custom solutions from USC are also used in retail, logistics, events, and industrial projects. Wherever there's demand for flexible, durable storage, we deliver.

Dedicated Assembly Line

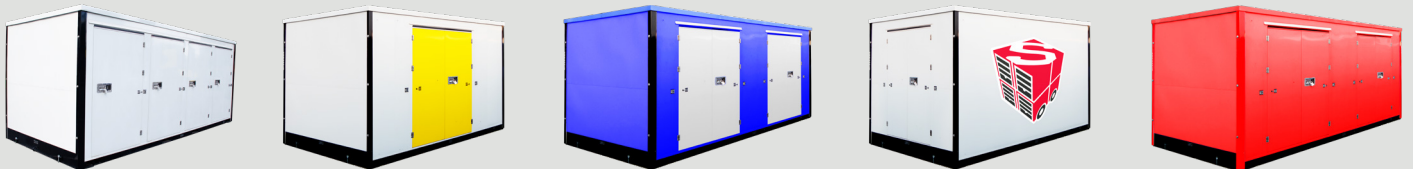
Focusing back on the Z-Box, we are the proud owner of a fully integrated assembly line at our manufacturing facility. This line has been producing containers for more than two decades, driven by a team of skilled professionals with extensive experience.

By maintaining full control over the production process, from design to assembly, we maintain strict quality standards and thoroughly check and test every container that leaves our factory.



Completely Customisable

Because we operate our own fully integrated production line, every aspect of our containers is fully customisable to meet your specific needs. From dimensions and internal layout to exterior colours and features, we ensure that each container is tailored to your requirements. This flexibility allows us to provide solutions that not only match your business needs but also maximise your operational efficiency and profitability.



From dimensions to colour, our containers are **completely customisable**



Secure Access

The Z-Box can be equipped with different types of locks

Padlocks

Robust padlocks can be used without any problems. With combination locks, it is possible to create a remotely operated storage location where the customer retrieves their lock without any on-site assistance. USC has several partners offering the software to realise this concept.



Roll-up door locks

Together with industry partners, USC offers roll-up doors in combination with electronic locks. These locks take security to the next level while keeping the parks remotely operated.



Electronic locks

In addition to padlocks, there is also the option of electronic locks. The picture shows one of our retrofit locks. This lock is recognised by all third-party software suppliers. Contact us for more information.

User-Friendly

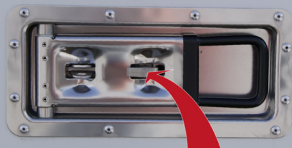
Z-Box doors are easy to use. Our purpose-built outdoor storage containers are designed with ease of use as a high priority. Thanks to the innovative design, accessing stored belongings is as easy as pulling a lever and opening the door.

See the illustrations below for a visualisation of the working principle of our doors.

Weatherproof

In addition to ease of use, our containers have a seal that completely excludes moisture. Combined with our insulation and ventilation, this eliminates condensation, making sure the customer's belongings stay safe and dry in all weather conditions.

Press the lever



Pull the handle



Open the door



Access the compartment



Sustainable by Design

At USC, sustainability is integrated into every aspect of our containers. So much so that we proudly secured 3rd place in the Fedessa Sustainability Awards! Our Z-Boxes use eco-friendly features that not only benefit the environment but also improve functionality and profitability for your storage business.

Beyond their sustainable design, our green roofs and multi-level Z-Boxes add natural insulation, promote biodiversity, and maximise storage capacity.



Multi-level Z-Boxes

Our team has developed a second floor for Z-Boxes. Thanks to our custom-made stairs and bridges, the top floor is accessible to the end user 24/7.

All technical solutions are mounted on existing screw holes in the container so that each container remains fully intact. With this solution, we guarantee the residual value of the containers.



Reduce Reuse Recycle

Our flat-packed design significantly cuts down on carbon emissions by optimising shipping. Each 40ft shipping container can carry up to 12 Z-Boxes, minimising transportation requirements and reducing the carbon footprint.

Designed for easy disassembly, individual parts of our containers can be reused for maintenance or repairs, extending the product's lifespan and reducing material consumption.

Our containers are fully recyclable. Materials can be easily separated, ensuring they do not end up in landfills at the end of their lifecycle.

Green roofs

We recently started exploring the possibility of passively cooling containers. One such way is the use of green roofs. These are green sedum roofs constructed according to FFL guidelines after the sedum has been grown at another site.

A sedum roof helps cool the interior space during warmer periods, keeping our Z-Boxes at the same temperature for longer.



Solar Solutions

Our solar solutions go beyond energy generation, we offer a robust off-grid system that enhances the value and functionality of your storage site.



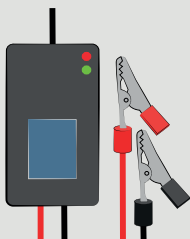
Internal & external lighting

Realise indoor and outdoor lighting, fully powered by our off-grid solution.



Electronic lock

*Ready to be connected to the Off-grid Z-Box.
The electronic lock is also shown on page 9.*



Trickle charger

*Essential when offering motorcycle storage
and ideal for charging tools.*



A brighter future with solar power

By choosing our solar and off-grid solutions, you are not only making an environmentally responsible decision, but also investing in a future-proof storage solution. It's an innovative step towards reducing reliance on conventional power sources, maximising the profitability of your storage site, and leading the way in sustainable storage practices.

With our custom solar panel construction you can fit 6 solar panels per container!



Leasing the Z-Box

USCs' flexible in-house leasing across Europe

Leasing with USC offers an affordable and flexible way to expand your storage facility anywhere in Europe. Instead of a large upfront investment, our leasing options allow you to grow your business and start generating income from day one.

Tailored leasing options

We offer a range of in-house leasing to suit your needs, all over Europe. No banks are involved, making the process faster and simpler. Our flexible acceptance policy ensures that you can start generating income right away, with rental income exceeding the monthly payment from day one.

We offer a variety of leasing plans in all European currencies, with payment terms of 48, 60, or 84 months and a low initial down payment. After the lease period, you have the voluntary option to buy the containers afterwards, offering a clear path to long-term ownership.

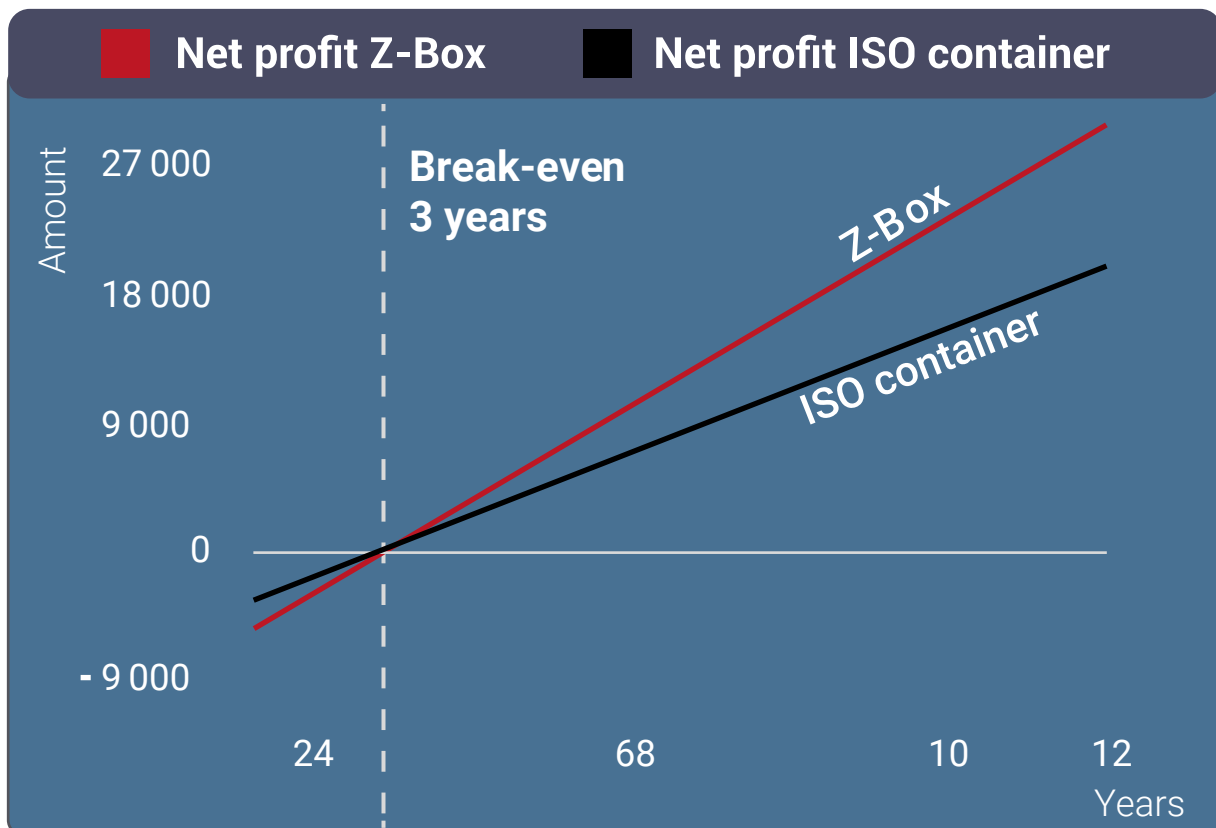


Start maximising your profit today!

Maximising your Profit

Our Z-Box containers are designed to generate maximum profit per square metre, offering a smarter alternative to traditional shipping containers. With an insulated interior, sleek design, and flexible compartmentalisation, you can achieve at least 30% higher profits compared to standard ISO containers.

Invest in the Z-Box and unlock the full potential of your storage facility. Our containers don't just offer space—they offer a smart, profitable solution for long-term success.



Delivery & Assembly

Our team helps with the entire assembly process. From creating a storage concept for the entire park to providing reports and calculations. Together with you, we calculate what is the best and most cost-effective choice. In addition, our professional assembly team installs the storage park according to plan. Even years after your purchase, we support you with maintenance, marketing, damage repair and more. Your success is our success.

2D & 3D impression of your new site

We create a detailed impression of the property and/or outdoor area and analyse the various possibilities to maximise profits. The two images below show a 2D and 3D impression we can create for any location.



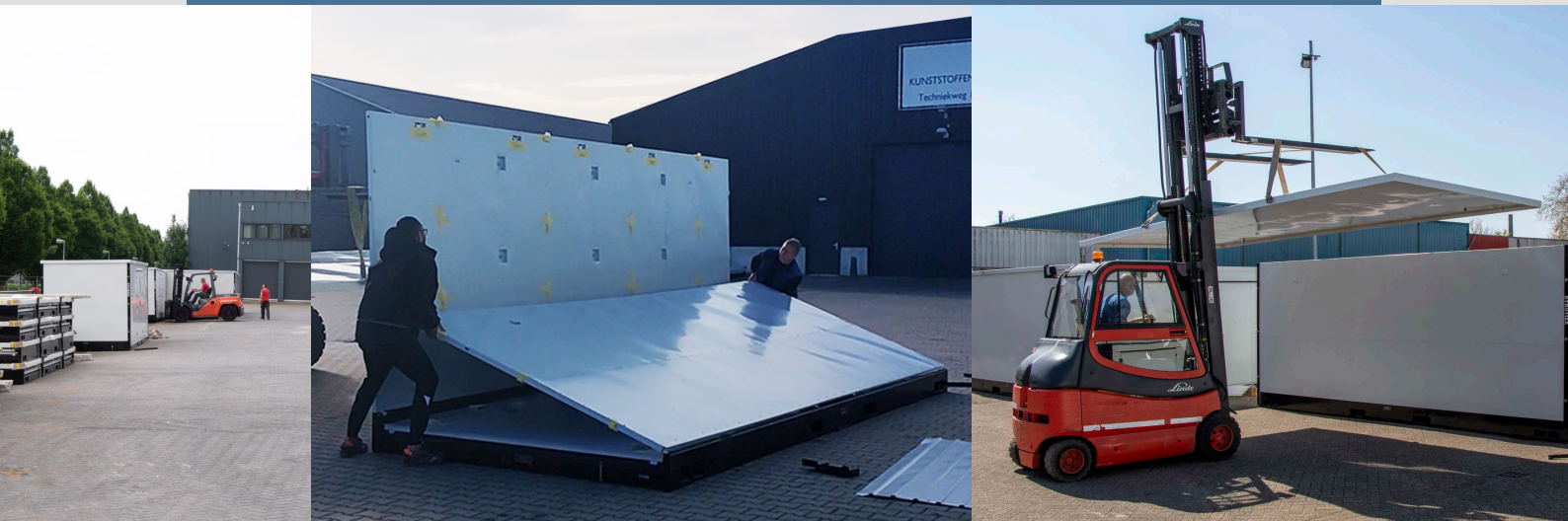
Flat-packed delivery

Depending on whether it is a stock delivery or a direct shipment, USC's containers arrive flat on a trailer or in a 40 ft shipping container. We facilitate the shipping and unloading process to ensure our containers arrive safely.



Quick & easy assembly by two people

The Z-Box is easy to assemble with two people. Our professional assembly team can take care of the building process and builds the storage site exactly as shown in the impressions.



Container Care

Keep your containers in peak condition with our extensive maintenance plan

Ensure your storage site has a spotless appearance

Our comprehensive cleaning service ensures that every aspect of the container will be carefully cleaned. This includes cleaning the walls, roofs, and all the details. If necessary, parts of the containers are polished to remove minor imperfections. These areas will then be protected with a high-quality wax. This process not only restores the container's original appearance but also provides a protective layer that makes future cleaning easier and more effective.



Before cleaning



After cleaning

Servicing seals



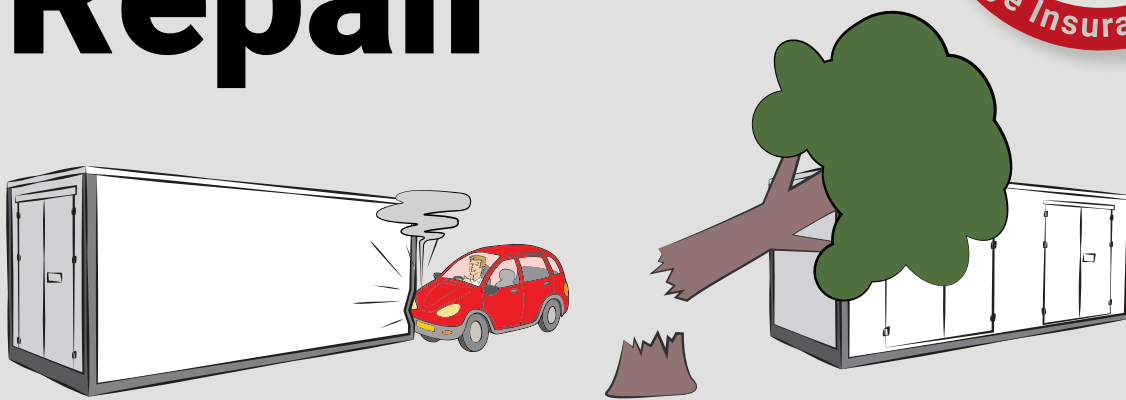
Maximise lifespan

Our thorough maintenance service involves a detailed inspection of all critical components of the container. We ensure that each item is carefully examined, and any necessary replacements or repairs are carried out to maintain the container's functionality and extend its lifespan.



Polishing the paint

Replace & Repair



We've got you covered

Unfortunately, damage to containers just happens. From a small scratch to a heavily damaged panel, we can fix it for you. Besides cleaning and maintenance, we offer comprehensive damage repair. From small scratches to replacing entire parts, anything is possible.

Our repairs are recognised and approved by insurance companies. For relief, we can arrange a settlement with an insurance company.



Replacing a severely damaged door due to a lorry accident

Boost your Rental Success

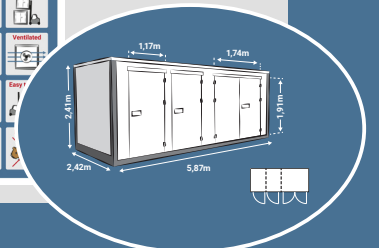
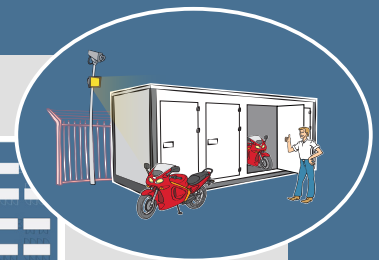
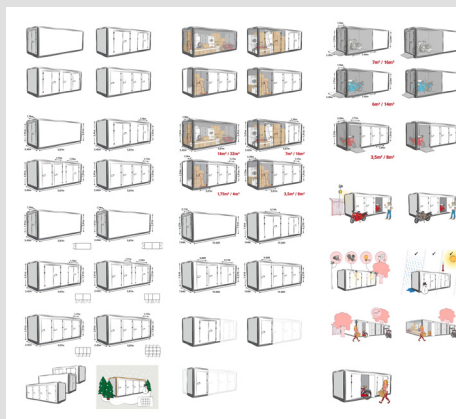
Make use of our aftersales material and guidance

We provide expert guidance and marketing tools to help you rent out your containers quickly and efficiently. With our extensive experience, we offer a range of high-quality photos, illustrations, and marketing materials to kickstart your promotional efforts.

Support & guidance

Our team is here to assist with the different steps, from helping with marketing content to providing practical advice on optimising your rental strategy. Our aim is to make sure the containers are rented out as quickly as possible

Use our illustrations & pictures



Highlighted Projects

From 3 to 300 containers, from unused parking spaces to entire container sites. Our Z-Box ensures maximum profit.





Västerås, Sweden

For Kontain in Sweden we have built several storage sites in the lake district around Stockholm. In this case, our Z-Boxes are used to realise complete, standalone storage sites.



Erkelenz, Germany

RentBox24: "Our first impression of the containers was that they had a lot of quality and were easy to open. Opening a shipping container often requires more strength and is sometimes a little more time-consuming for older customers."



Dublin, Ireland

At Nesta, we have placed our Z-Boxes on unused parking space, expanding their storage facilities and generating profit on the otherwise empty space.



Norwich, England

At Britannia Alan Cook we have placed our Z-Boxes on some empty ground next to their facility. This way, the unused space can make profit next to their main business. An ideal application for our containers!

Interested in maximising profit for your storage business?

Contact our team for

- A competitive offer with an excellent ROI
- More information about our products and services
- Professional advice on the best storage solution for your site

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Felixstowe, United Kingdom



We get the job done!

Flexible & Innovative Outdoor Self-Storage

- ✓ Insulated & ventilated
- ✓ User-friendly
- ✓ Multi-compartment
- ✓ Fully customisable
- ✓ Solar integration



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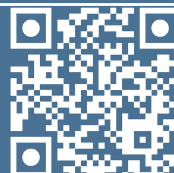


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Deventer, the Netherlands

**Find all details inside
this booklet**



*Scan the QR code to
further explore our
award-winning self
storage containers*