

**saltbox**

## OUR OFFERING

Thank you for considering joining the Saltbox community!  
We hope you will like our coworking + cowareshousing offering, with private, turnkey spaces on flexible leases. The following document has more details on our pricing and conceptual vision for the space.

We are currently building out the space, with an expected opening in October. We will keep you updated on the progress on the space, and if the possibility of starting membership earlier is available.

## OUR VISION

At Saltbox, we are creating a warehouse + office solution that is:



### **FLEXIBLE**

Month-to-month lease terms for everything



### **TURNKEY**

No buildout and no fixed costs. Built with established logistics support.



### **EMPOWERING**

From the community of like-minded entrepreneurs to a menu of logistics services, you will have an environment that will push you forward instead of drag you down.

## BUILDING & FLOOR PLAN

The first Saltbox site will be located at 1345 Seaboard Industrial Blvd NW Atlanta, GA 30318, 2 miles from Interstate 85, with many amenities nearby such as Nuevo Laredo Cantina, Cafe at Pharr, Top Golf, and Second Self Brewery. The building includes free and plentiful parking.



#### **VARIETY OF WORK ENVIRONMENTS**

Enjoy a variety of work environments, including a furnished lounge, coffee bar, quiet booths, and phone booths

#### **A/C AND HEATING**

All areas of the space, from the warehouse to the office units have A/C and heating

#### **SHIPPING AREA**

Handle your fulfillment in the shipping area, with mail supplies, packing station, and on demand flexible labor

#### **EASILY MOVE GOODS**

Easily move goods around the space with carts, pallet jacks, hand trucks, and double wide doors throughout

#### **FLEXIBLE, MODULAR WAREHOUSE WALLS**

Flexible, modular warehouse walls allow you to combine or split your warehouse units

#### **DEDICATED PHOTO / VIDEO AREA**

Use the dedicated photo / video area, with white walls and lighting

#### **MICRO-ROAST COFFEE AND SNACKS**

Sit back and relax with high quality micro-roast coffee and snacks

#### **COMMUNITY OF ENTREPRENEURS**

Gain knowledge and compare notes on logistics, design, and sales with a community of entrepreneurs and social events

## WHAT'S INCLUDED

Saltbox suites are completely turnkey and come with month-to-month leases. Avoid the buildout and long term leases on space, security, wifi, and much more. We want you to focus on your business, and let us handle your workspace.

### WAREHOUSE

Saltbox sites are a "cowarehousing" model, where you save space by sharing facilities that are common across all tenants. These shared facilities make your warehouse unit functionally similar to a larger, traditional warehouse.

	Traditional Warehouse	Storage Unit	Saltbox
Loading Dock	✓	✗	✓
24/7 Security	Ⓢ	✓	✓
High Speed Wireless Internet	Ⓢ	✗	✓
AC / Heating / Electricity	Ⓢ	✗	✓
Waste / Pallet Removal	Ⓢ	✗	✓
Janitorial Services	Ⓢ	✗	✓
Commercial UPS / Fedex / UPS Pickups	Ⓢ	✗	✓
Business Mailing Address / Parcel Service	✓	✗	✓
Shared Cargo Van	✗	✗	✓
Photography / Video Space	✗	✗	✓
Flexibility to Grow	✗	✓	✓
Inventory on Premises	✓	✗	✓
Kitchen w/ Micro-Roasted Coffee, Snacks	✗	✗	✓

✓ Included, no extra cost

✗ Not Included

Ⓢ Requires buildout, extra money, long term lease

\*We additionally offer pallet receiving services for a nominal fee.

## PRICING

Simply your decision process with an offering that is fully inclusive of utilities, security, cleaning, office facilities, and freight services.

### WAREHOUSE

Saltbox sites are a “cowarehousing” model, where you save space by sharing facilities that are common across all tenants. These shared facilities make your warehouse unit functionally similar to a larger, traditional warehouse.

<b>1300 SQFT (300 PRIVATE)</b>	<b>\$1099</b>
<b>1400-1600 SQFT (400-600 PRIVATE)</b>	<b>\$1,449-2,099</b>
<b>1880 SQFT (880 PRIVATE)</b>	<b>\$2499</b>

### OFFICE SPACE

Office suites let you focus and work efficiently in a comfortable, sound insulated environment similar to traditional coworking. Each office comes with chairs and desks.

<b>1 PERSON</b>	<b>\$550</b>
<b>2 PERSON</b>	<b>\$1,000</b>
<b>3 PERSON</b>	<b>\$1,400</b>
<b>4 PERSON</b>	<b>\$1,800</b>

### COMMUNITY MEMBERSHIP

The community membership gives you access to the shared spaces of the building, including the loading dock, shipping station, photo/video area, phone booths, conference rooms, kitchen, and lounge area. You additionally can use shared services such as the cargo van and business mailing address. Lastly, you also get access to the community, including member-only programming and mentorship opportunities.

<b>SOLO</b>	<b>\$220</b>
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## COST COMPARISON

Saltbox suites combine the privacy of your own warehouse unit with the economies of scale of shared amenities, empowering your business to do much more with your space. As an illustration, these sections of a traditional warehouse would have to be leased and maintained as part of the overall square footage in a traditional warehouse but are included in every Saltbox membership.

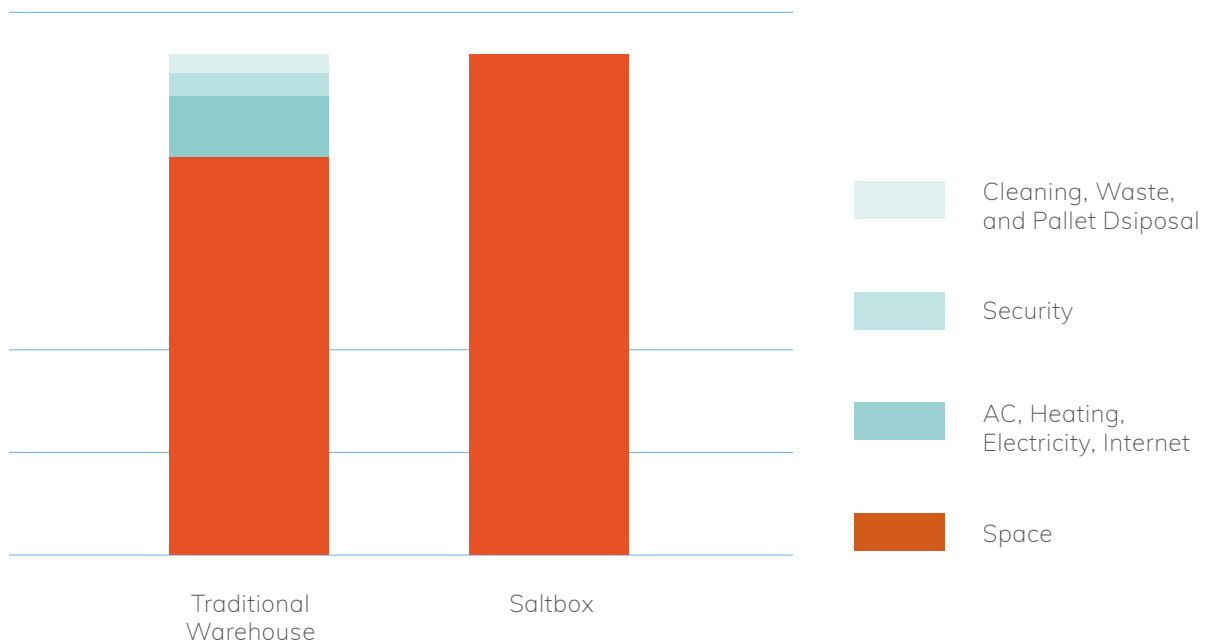
<b>SPACE REQUIREMENT</b>	<b>SQUARE FOOTAGE</b>
Loading dock + clearance	500 sqft
Bathroom	50 sqft
Kitchenette	50 sqft
Packing Table	100 sqft
Work/Meeting Area	200 sqft
Circulation (hallways, door clearance)	100 sqft
<b>TOTAL</b>	<b>1000 SQFT</b>

When counting the shared loading dock, bathroom, and other shared elements, each Saltbox unit has a "functional unit size", the traditional warehouse size that provides equivalent functionality if one were to solely lease and build it out.

<b>PRIVATE WAREHOUSE UNIT SIZE</b>	<b>FUNCTIONAL EQUIVALENT</b>
200 sqft	1200 sqft
400 sqft	1500 sqft
1000 sqft	2000 sqft

Saltbox prices are inclusive of utilities, security, freight integrations, and are paid via flexible, month-to-month leases. On cost alone, Saltbox sites are competitive with a traditional warehouse of functionally similar size. When including the additional benefits of a well designed, purpose-built space filled with a community of like-minded entrepreneurs, Saltbox suites emerge as the best choice for your business.

#### COST COMPARISON: SALTBOX VS TRADITIONAL WAREHOUSE



We'd love to hear from you about any of your business needs, or if you have any questions about the Saltbox offerings. You can reach us at:

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