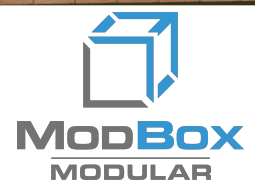




# Built for Community. Built for Generations.

Housing and community infrastructure solutions for First Nations communities across Northern Canada.

ModBox Modular | [modboxmodular.com](https://modboxmodular.com)



# Built for Community. Built for Generations.

A community-first approach to modular housing, designed for northern realities.

## Single point of contact 01

From first call to final handover — one accountable lead throughout your project.

## Meet anytime, any stage 02

Virtual or on-site meetings whenever you need clarity, updates, or adjustments.

## We stand behind our work 03

Quality you can rely on — built with care, checked in-factory, delivered ready.

## Transparency and Respect 04

Experienced with Northern communities — respectful communication, clear updates, and follow-through.

## A simple process

From planning through handover, we stay accessible and accountable so projects move forward with clarity.

1

### Plan

Define needs & layout

2

### Build

Factory-built quality

3

### Deliver

Transport & set

4

### Handover

Commission & support

Need a check-in? We can meet virtually or on-site at any stage.

# Housing lineup at a glance

Compare models quickly. Full floor plans on pages 4-13.

## Studio & Support Housing



### Evergreen Studio

Studio • 1 Bath • 432 sq ft  
36' x 12' • Details p. 4



### Evergreen

1 Bedroom • 1 Bath • 432 sq ft  
36' x 12' • Details p. 5



### Black Spruce

1 Bedroom • 1 Bath • 585 sq ft  
39' x 15' • Details p. 6

## Family Housing



### White Pine

2 Bedrooms • 1 Bath • 840 sq ft  
60' x 14' • Details p. 7



### Red Oak

2 Bedrooms • 1 Bath • 940 sq ft  
60' x 15'8" • Details p. 8



### Spruce Grove

2 Bedrooms • 1 Bath • 960 sq ft  
40' x 24' • Details p. 9



### Black Ash

3 Bedrooms • 1 Bath • 1128 sq ft  
72' x 15'8" • Details p. 10



### Tamarack

3 Bedrooms • 1 Bath • 1428 sq ft  
56' x 28' • Details p. 11

## Multi-Generational Living



### Manitoba Maple

4 Bedrooms • 1 Bath • 1568 sq ft  
56' x 28' • Details p. 12



### Jack Pine

5 Bedrooms • 1 Bath • 1904 sq ft  
68' x 28' • Details p. 13

# Evergreen Studio

Studio • 1 Bath • 432 sq ft

Footprint: 36' × 12'

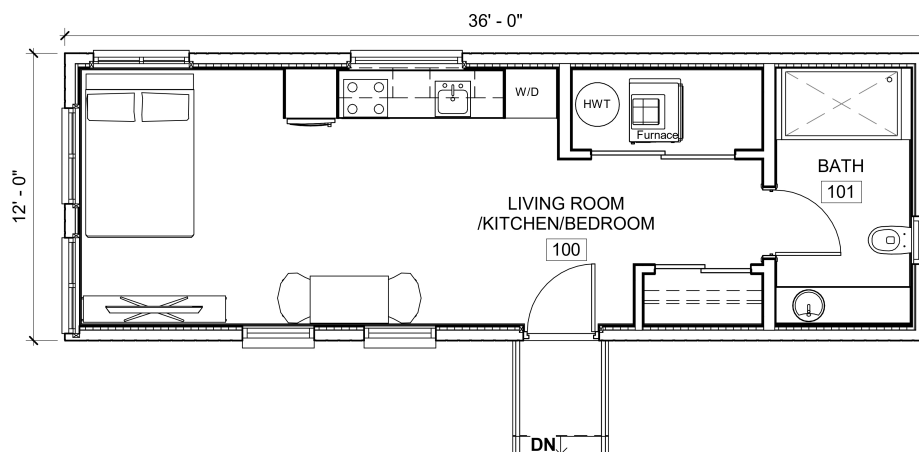
Compact studio living with a full kitchen and bath.



## Highlights

- Open concept layout for flexible furnishing
- Efficient mechanical core to simplify servicing
- Fast to deploy for support or transitional housing

## Floor plan



# Evergreen

1 Bedroom • 1 Bath • 432 sq ft

Footprint: 36' x 12'

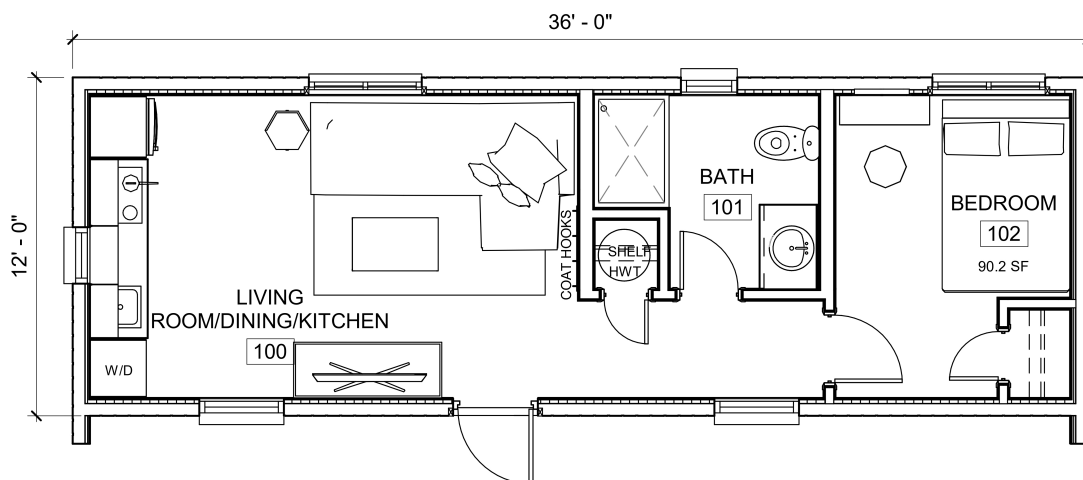
A true 1-bedroom plan with privacy and everyday



## Highlights

- Separated bedroom for long-term living
- Central living / kitchen zone with natural light
- Simple footprint for site efficiency

## Floor plan



# Black Spruce

1 Bedroom • 1 Bath • 585 sq ft

Footprint: 39' × 15'

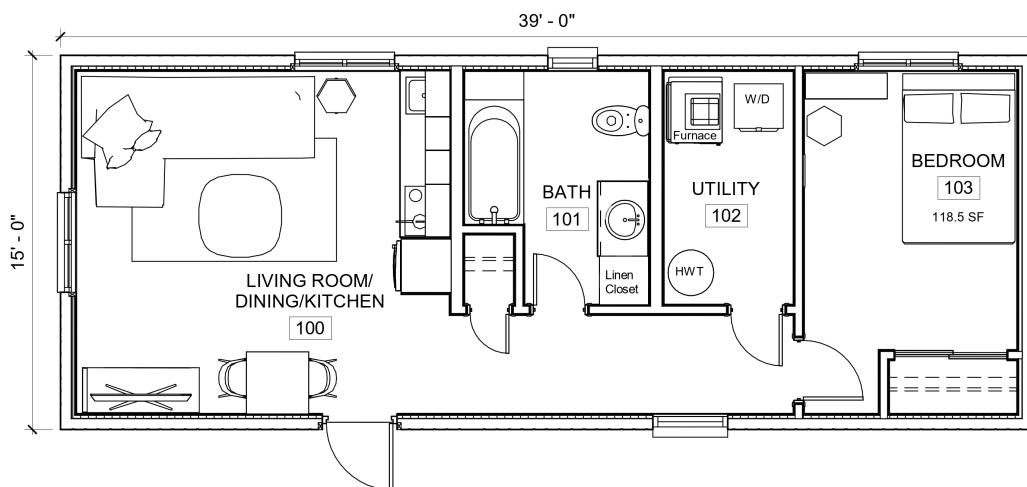
More room to breathe in a compact 1-bedroom



## Highlights

- Larger living area for dining + lounge
- Dedicated bedroom with storage flexibility
- Balanced layout that feels bigger than the numbers

## Floor plan



# White Pine

2 Bedrooms • 1 Bath • 840 sq ft

Footprint: 60' x 14'

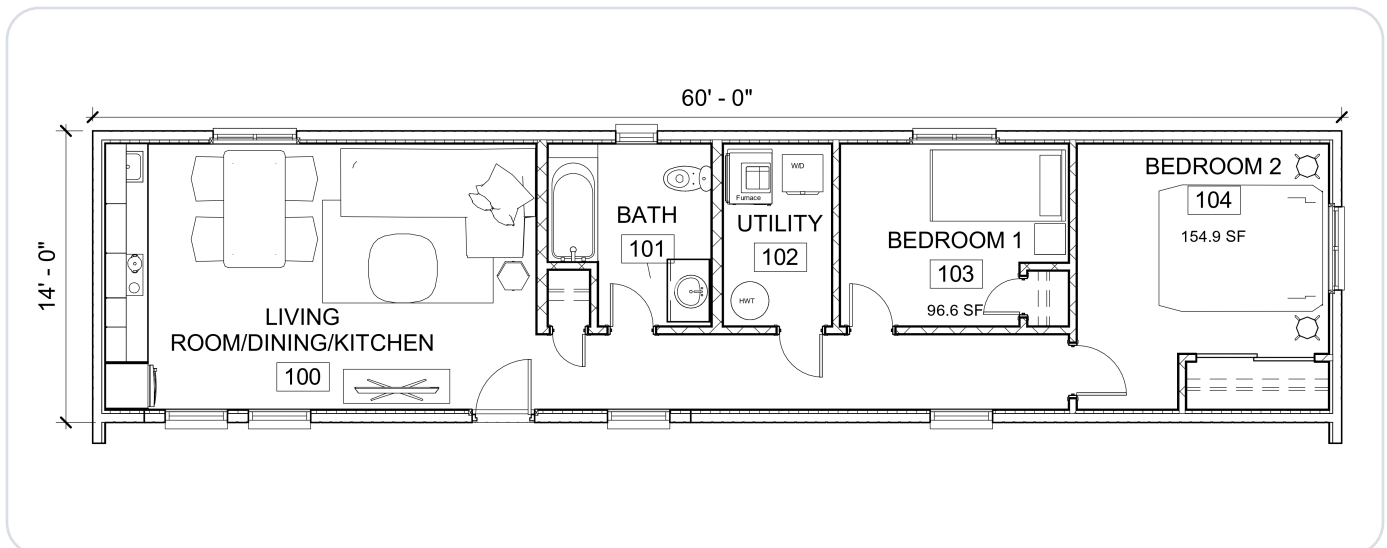
Two bedrooms with a central open living core.



## Highlights

- Family-ready 2-bedroom layout
- Central living / kitchen for community connection
- Clear circulation for easy day-to-day use

## Floor plan



# Red Oak

2 Bedrooms • 1 Bath • 940 sq ft

Footprint: 60' x 15'8"

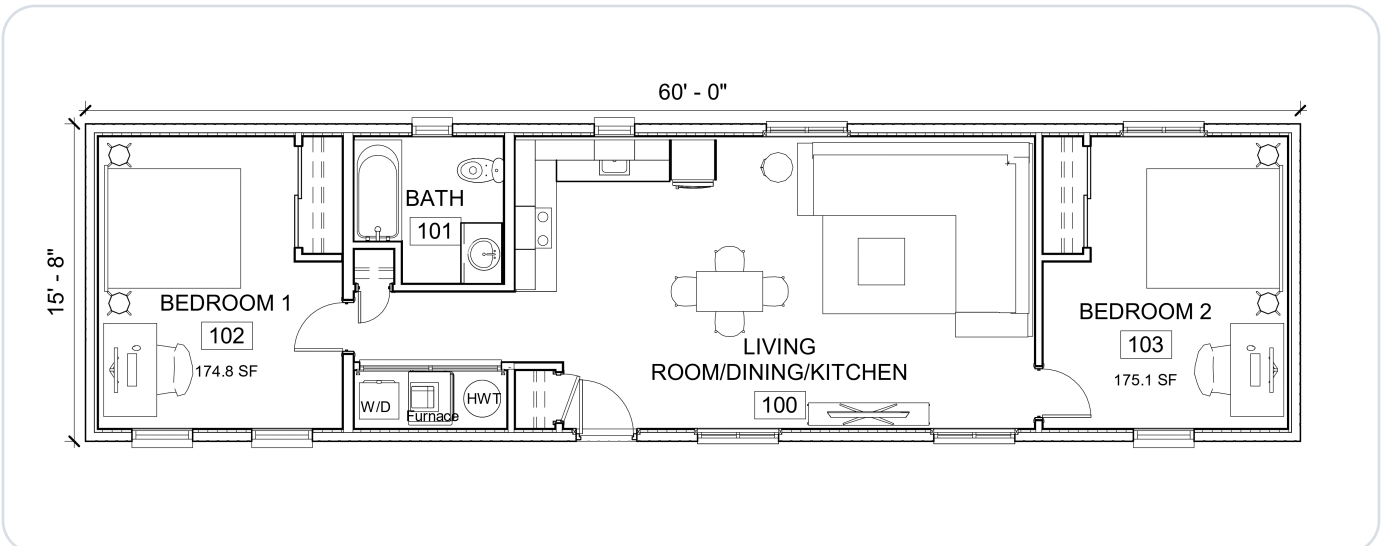
Expanded 2-bedroom plan with more living and



## Highlights

- Roomier kitchen / dining zone
- Generous living room for gatherings
- Well-proportioned bedrooms for everyday comfort

## Floor plan



# Spruce Grove

2 Bedrooms • 1 Bath • 960 sq ft

Footprint: 40' × 24'

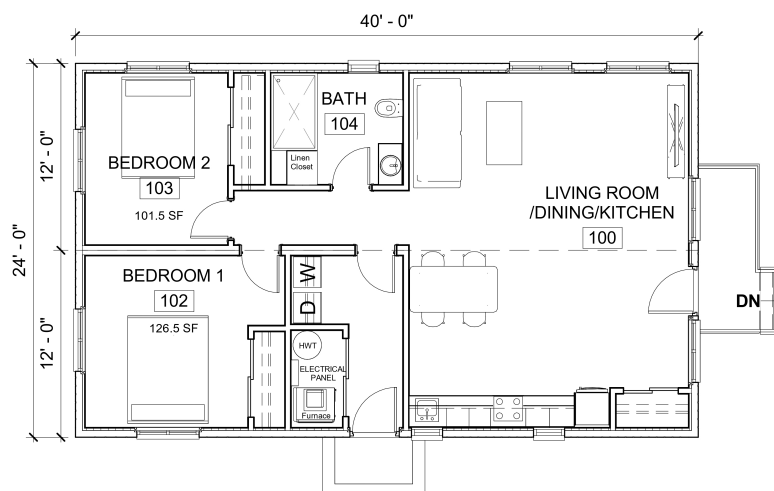
A wider 2-bedroom plan with excellent flow and



## Highlights

- Wider footprint supports accessible circulation
- Separated bedrooms to reduce noise transfer
- Large open living / dining / kitchen zone

## Floor plan



# Black Ash

3 Bedrooms • 1 Bath • 1128 sq ft

Footprint: 72' × 15'8"

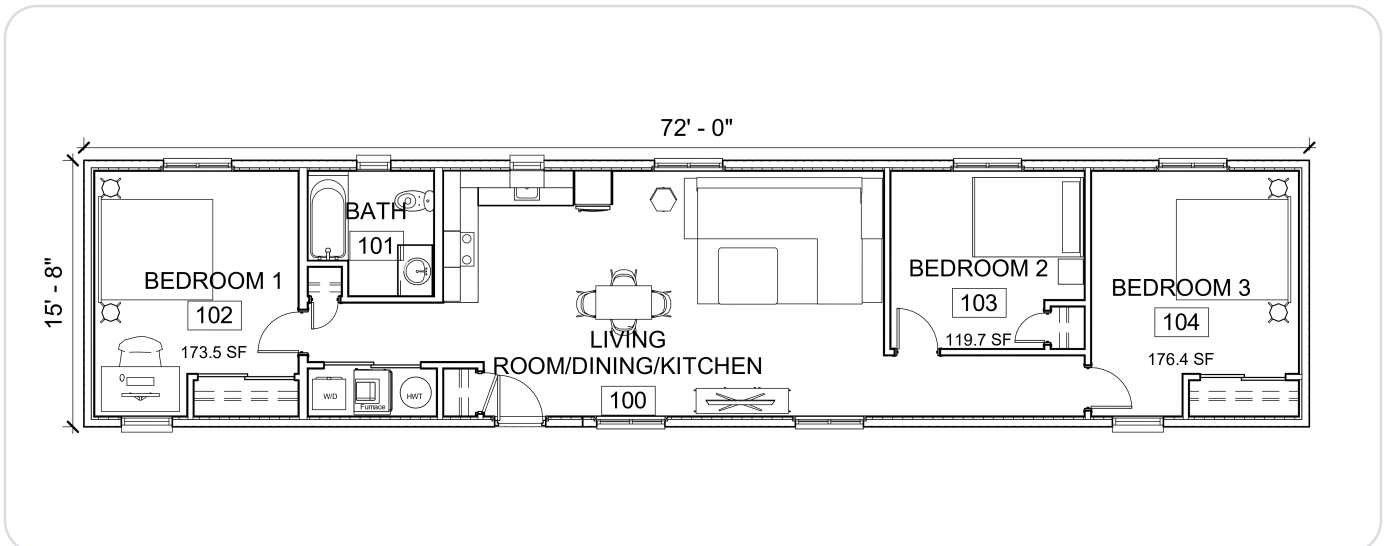
Three bedrooms with clear zoning for family life.



## Highlights

- Dedicated bedroom wing for privacy
- Generous kitchen / dining for daily routines
- Simple long footprint for efficient siting

## Floor plan



# Tamarack

3 Bedrooms • 1 Bath • 1428 sq ft

Footprint: 56' × 28'

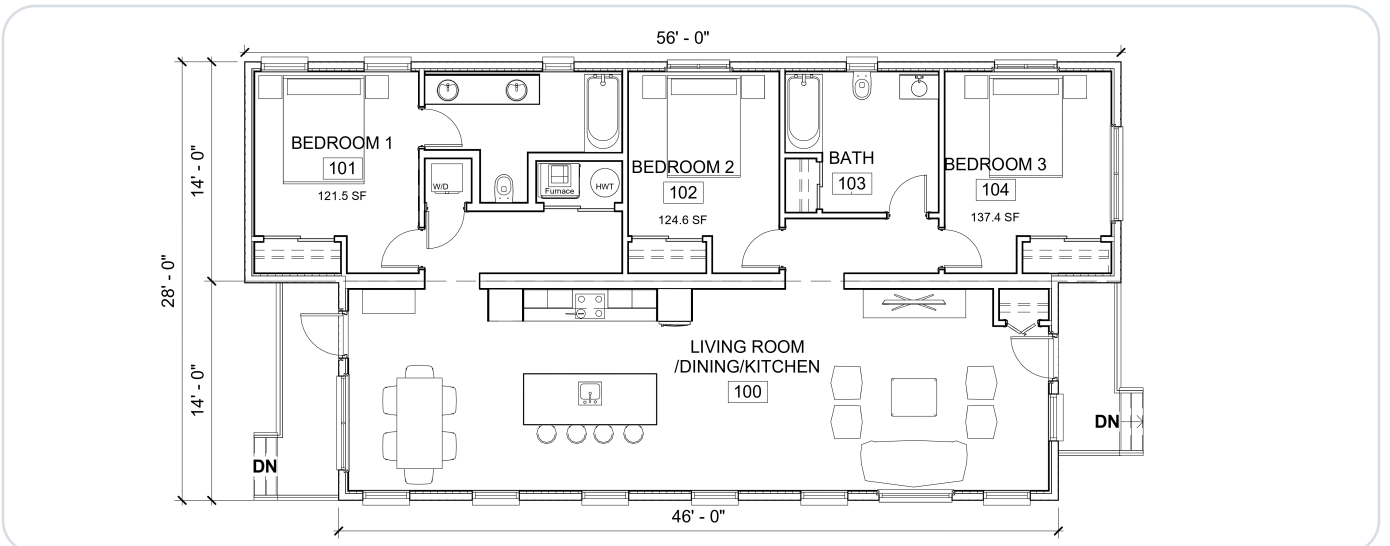
Sized for growing families and multi-generational



## Highlights

- Larger open living core for connection
- Separated bedroom zones for comfort
- Two-module footprint for spaciousness

## Floor plan



# Manitoba Maple

4 Bedrooms • 1 Bath • 1568 sq ft

Footprint: 56' × 28'

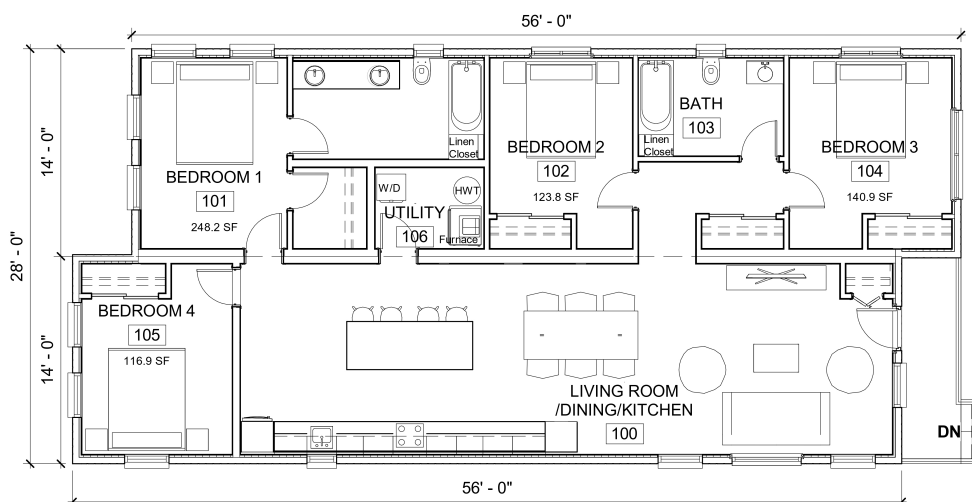
Four bedrooms to support larger households.



## Highlights

- High-capacity sleeping layout
- Central living / kitchen designed for shared time
- Strong option for community housing programs

## Floor plan



# Jack Pine

5 Bedrooms • 1 Bath • 1904 sq ft

Footprint: 68' × 28'

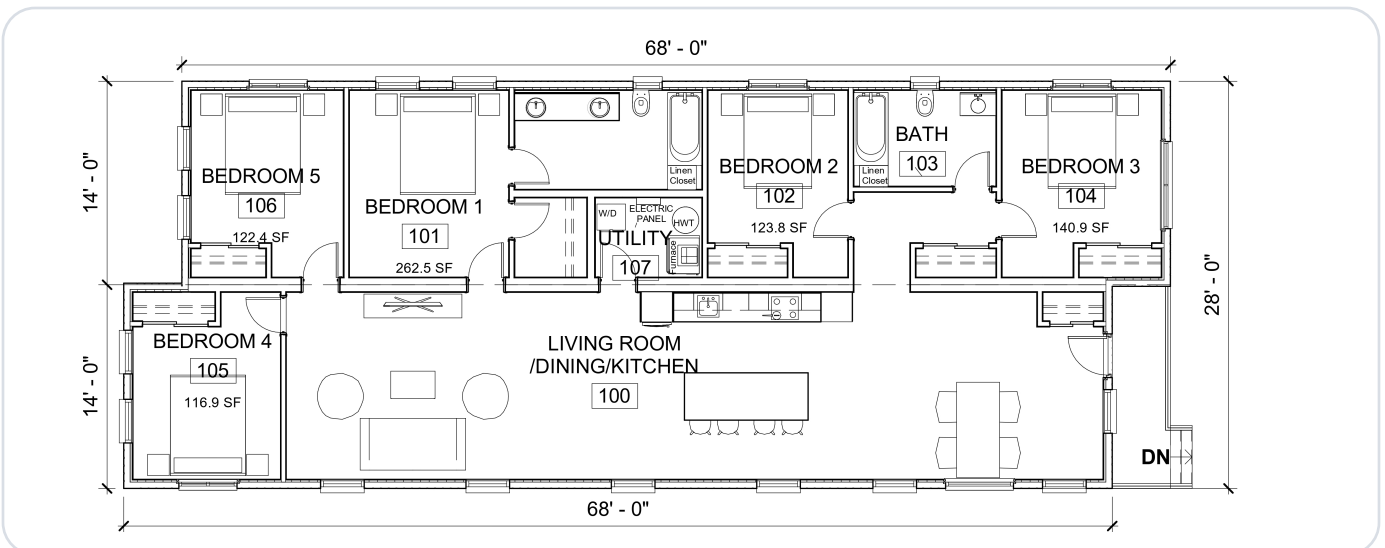
Five bedrooms for maximum capacity and flexibility.



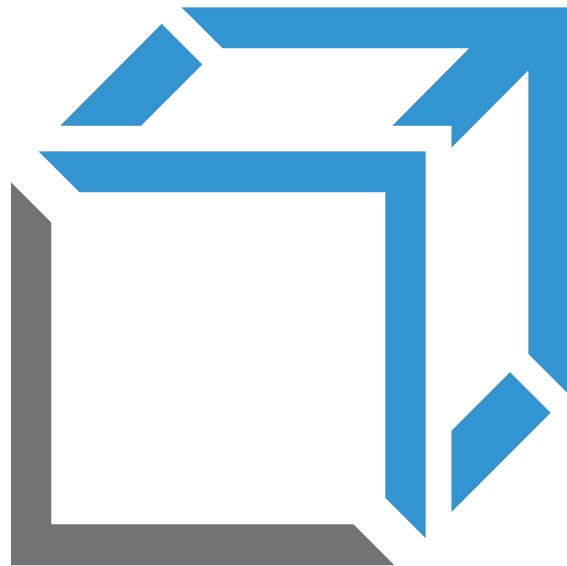
## Highlights

- Supports larger households and multi-family needs
- Spacious two-module living / dining core
- Clear separation between living and sleeping areas

## Floor plan



# COMMERCIAL BUILDINGS



# ELEVATE

YOUR EFFICIENCY

WITH OUR PORTABLE  
TELESCOPIC BUILDINGS



**MODBOX**  
NWO INC  
**MODULAR**



ModBox Modular NWO Inc. provides an innovative structural insulated steel panel solution via Artspan® manufacturing a portable, telescopic structure that provides a temporary or permanent building solution.

## TAKE YOUR BUILDING WITH YOU

Combing the Modular manufacturing of ModBox Modular NWO Inc. and Artspan® Teleshops provide an on-site building solution for your needs. Serving a variety of industries, these moveable buildings ensure projects run efficiently in remote areas.



Mining



Oil & Gas



Heavy Construction



Logistics



Wash Facility



Maintenance Buildings



## DURABILITY

The heavy-duty skid frame and structure along with the strength of the structural insulated steel panels offer a design that's built to move and withstand the harshest conditions and climates.



## FUNCTIONALITY

Protect your equipment and staff in a structurally engineered, climate-controlled environment. The exceptional thermal properties of these buildings provide a work or storage space that is warm in the winter and cool in the summer.



## EFFICIENCY

The compact design simplifies transport, allowing access into remote areas. When on site, limited preparation is required and the building can be fully deployed in minutes. The building can be direct line or generator powered.



## VERSATILITY

Short term, ModBox Modular NWO Inc./ Artspan® portable Teleshops offer a viable building solution to assist you in completing job or contract. Long term, the ModBox Modular NWO Inc./ Artspan® the portable building can be moved from site to site to continually provide return on your investment.

# TRANSPORT

PRE-FINISHED STEEL  
EXTERIOR & INTERIOR

HD SKID FRAME WITH  
WINCH POINTS

RAISES & LOWERS  
IN MINUTES

12' TRANSPORT  
HEIGHT

UP TO 65' LONG

18' OR 21' WIDE



# DEPLOYED

R28.5 BUILDING ENVELOPE

STANDARD 12' X 14' OVERHEAD DOOR WITH CUSTOM SIZES AVAILABLE

OPTIONAL SINGLE OR DUAL 7' 6" X 21' SLIDEOUTS

16' DEPLOYED WALL HEIGHT

PAINTED STEEL FLOOR WITH OPTIONAL FLOOR DRAIN





## STANDARD FEATURES

HD Skid Frame with winch points

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Insulated steel man door

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12' x 14' overhead door with manual opener, built-in man door

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LED Lighting

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Painted steel floor with drain pit

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(2) 5KW forced air heaters

---

ETL certified electrical system

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200 amp, 230v single phase service

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(1) LED Exterior light with photo cell control

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Emergency light

---

(8) 110v plugs

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(1) 50 amp, 240v 1PH welder plug

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Electric lift system to raise/lower building

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Structurally engineered

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## AVAILABLE UPGRADES

In-floor heating system with electric boiler

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600v 3PH service

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Drive-through feature with second 12' x 14' overhead door

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Electric overhead door opener(s)

---

High moisture electrical upgrade

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Sloped floor with floor drain and sump pit

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Stamped structural drawings

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Ventilation system

---

7' 6" x 21' slide-out (single or dual)

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Custom options available

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# NOTES



**MODBOX**  
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**MODULAR**

SALES MANAGER

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