



PORTAL
WAREHOUSING

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MORE THAN A WAREHOUSE

RALEIGH

3200 Gateway Centre Blvd. Morrisville, NC 27560



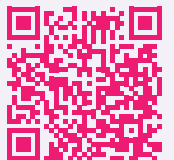
CONTACT

Zach Fountain

Property Manager, Portal Warehousing

(984) 789-3053

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PORTAL WAREHOUSING RALEIGH

3200 Gateway Centre Blvd. Morrisville, NC 27560

140 - 2,500 RSF Warehousing Spaces Available

Portal Warehousing Raleigh offers flexible warehouse and logistics space suitable for a wide range of tenants, including e-commerce, enterprises, small businesses, trades, and logistics providers. Private warehouse units with short-term and flexible agreements range from 140 to 2,500 RRSF, complemented by private and shared office spaces starting around 85 RRSF. All-inclusive pricing and amenities make Portal Raleigh a best-in-class and cost-effective option for your flexible workspace needs.

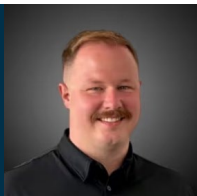
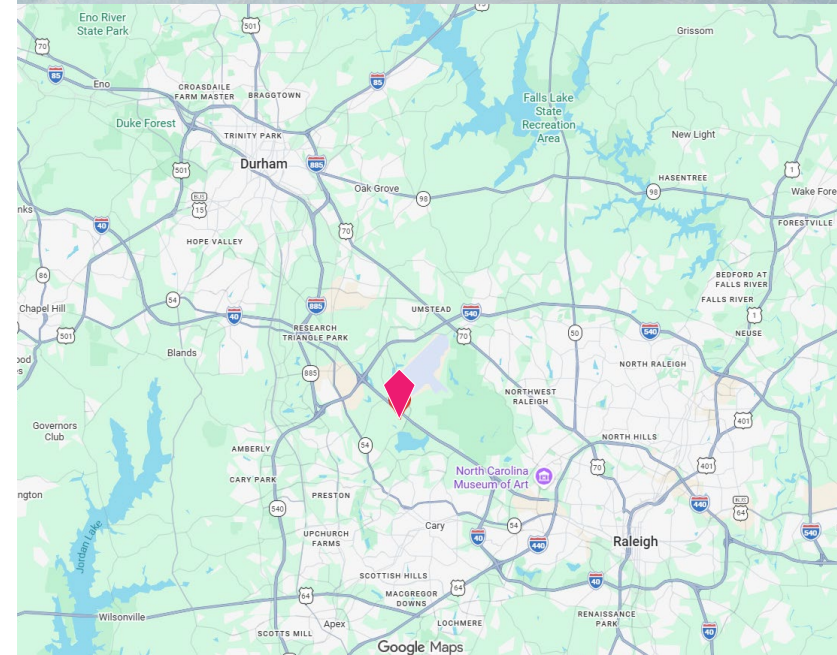
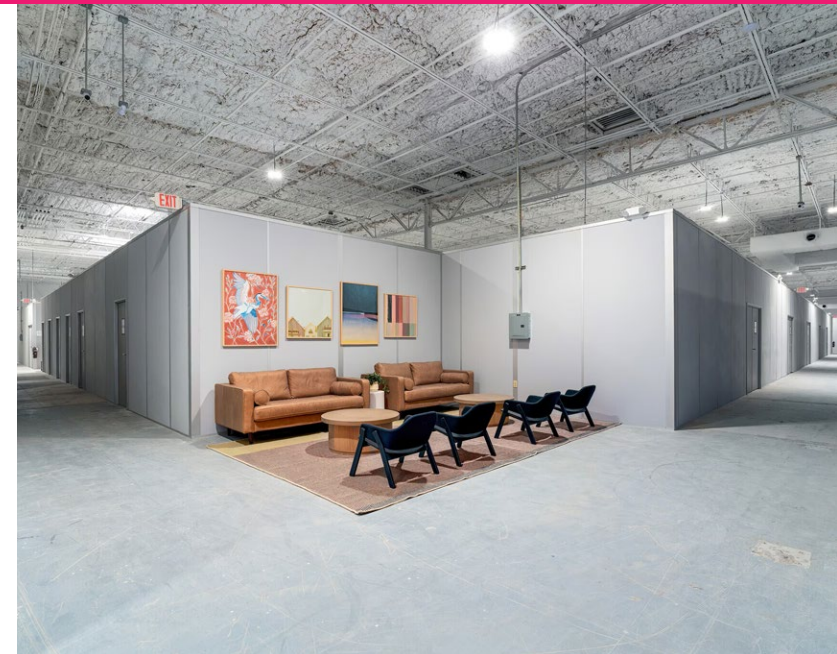
The warehouse space features industrial amenities, including loading docks, grade-level doors, logistics equipment, daily carrier pick-ups, and shipping/receiving addresses. Membership is all-inclusive and covers super-fast internet, top-notch security, reception services, coworking space, utilities, and easy monthly billing.

Located within one of Morrisville's premier flex and industrial parks, Portal Raleigh has immediate access to I-40 making for an easy commute across the Raleigh-Durham Triangle. RDU International Airport is less than 10 minutes away, ideal for businesses with frequent shipping or travel needs.

the Gateway Centre building at 3200 Gateway Centre Blvd is surrounded by warehousing, distribution, and logistics companies. The facility offers ample on-site parking, with immediate access to I-40 making for an easy commute from across the Research Triangle. RDU International Airport and the Raleigh Outer Loop is less than 5 minutes away, ideal for businesses with frequent shipping or travel needs.

HIGHLIGHTS

- All warehouse units have access to dock-high and grade-level doors, shared logistics equipment, and daily pickups from UPS, USPS and FedEx.
- Dedicated on-site manager is available to receive inbound shipments and assist with outbound shipments.
- Flexible agreements ranging from 6-18 months allow businesses to focus on growth without long-term commitments.
- Move-in ready units and a simple agreement mean you can be up and running same-day.
- All-inclusive pricing covers utilities, wifi, logistics services, and more.



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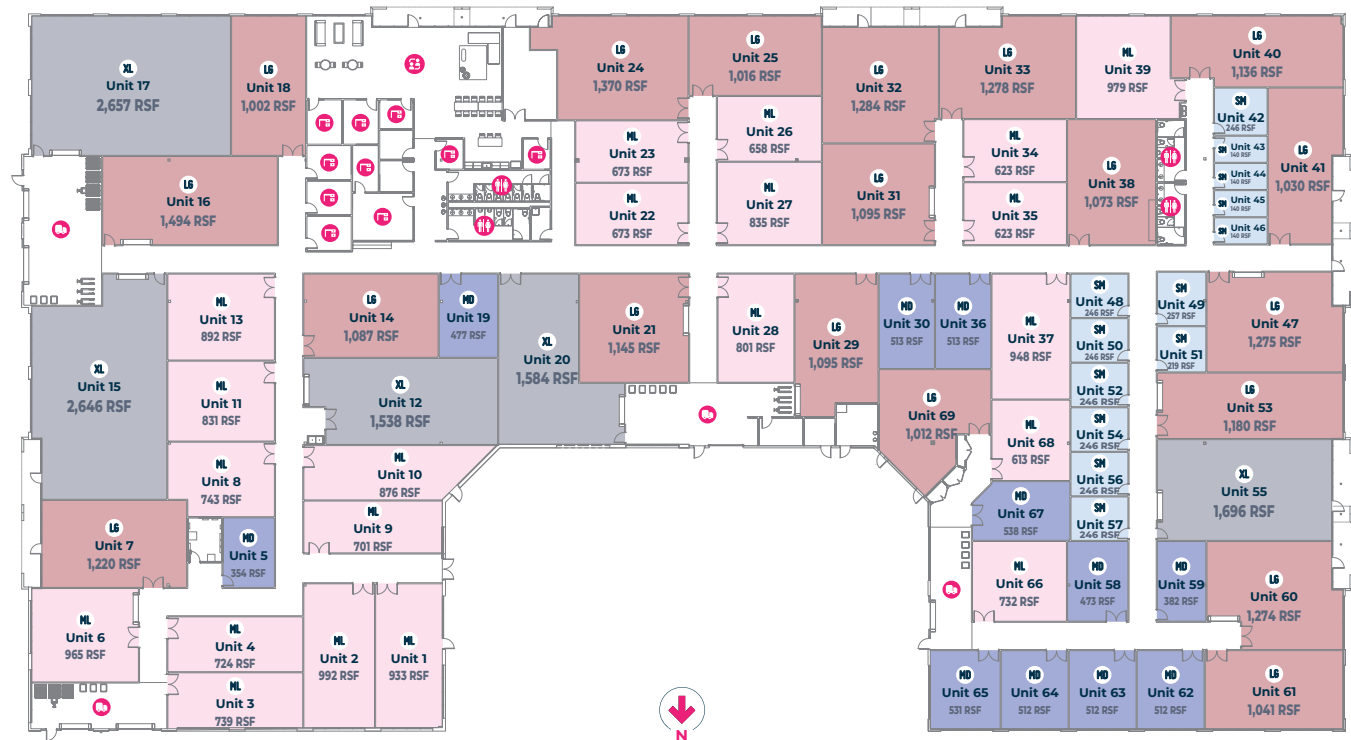
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**140 RSF to 2,500
RSF Units Available**

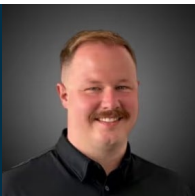
Amenities

- Top Notch Security
- Technology Partnerships
- Shipping/Receiving Address
- Community Events
- Easy Monthly Billing
- Super Fast Internet
- Utilities Included
- Growth Support
- Private Offices
- Daily Carrier Pickups
- Loading Docks/Equipment
- Reception Services



KEY		SPACE	SQUARE FOOTAGE	STARTING PRICING*
 Office	 Small Unit	Small Space	140 to 350 RSF	From \$700
 Common Area	 Medium Unit	Medium Space	350 to 600 RSF	From \$1,550
 Loading Dock	 Medium Large Unit	Medium Large Space	600 to 1,000 RSF	From \$1,950
 Bathroom	 Large Unit	Large Space	1,000 to 1,500 RSF	From \$2,950
	 Extra Large Unit	Extra Large Space	1,500+ RSF	From \$3,850

* Pricing varies by availability, membership term and market conditions. Contact us for current rates.



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WHAT DOES YOUR WAREHOUSE ACTUALLY COST?

Our Pricing Model Saves Tenants Thousands Of Dollars

Our all inclusive monthly rent covers everything you need to occupy your space, which provides tenants with significant cost savings compared to renting a traditional small bay warehouse unit.

Average Monthly Costs for a 1,000 RSF Space	Portal Warehousing	Small Bay Warehouse
Base Rent (1,000 RSF Unit)	\$2,900	\$1,650
NNN Expenses (CAM, Property Insurance, Property Taxes)	Included	\$300
Building Repairs (Averaged Over the Year)	Included	\$100
Electricity	Included	\$250
Water	Included	\$75
Trash Dumpster Service	Included	\$150
Gas/Heating/HVAC	Included	\$50
WiFi	Included	\$150
Janitor Cleaning (2x Per Month)	Included	\$300
Warehouse Equipment Lease (Forklift, Pallet Jacks, Push Carts)	Included	\$125
Daily Courier Pickup (UPS, FedEx, USPS, DHL)	Included	\$250
Full Camera & Security System	Included	\$75
Extras: On-site Property Manager (can replace 1 FTE)	Included	Additional Tenant Cost
Extras: Photography / Content Studio	Included	Additional Tenant Cost
Extras: Co-Working Area, Lounge, Kitchen and Reception	Included	Additional Tenant Cost
Extras: Conference & Office Rooms	Included	Additional Tenant Cost
Total (Monthly)	\$2,900	\$3,475
Total (Annual)	\$34,800	\$41,700



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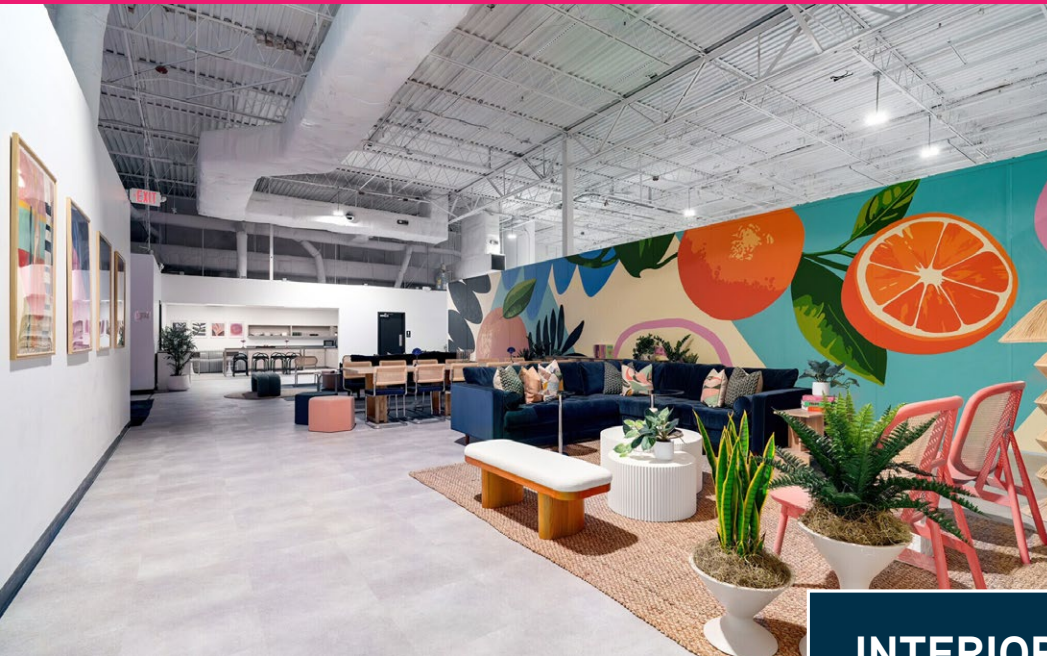
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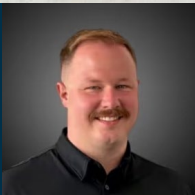
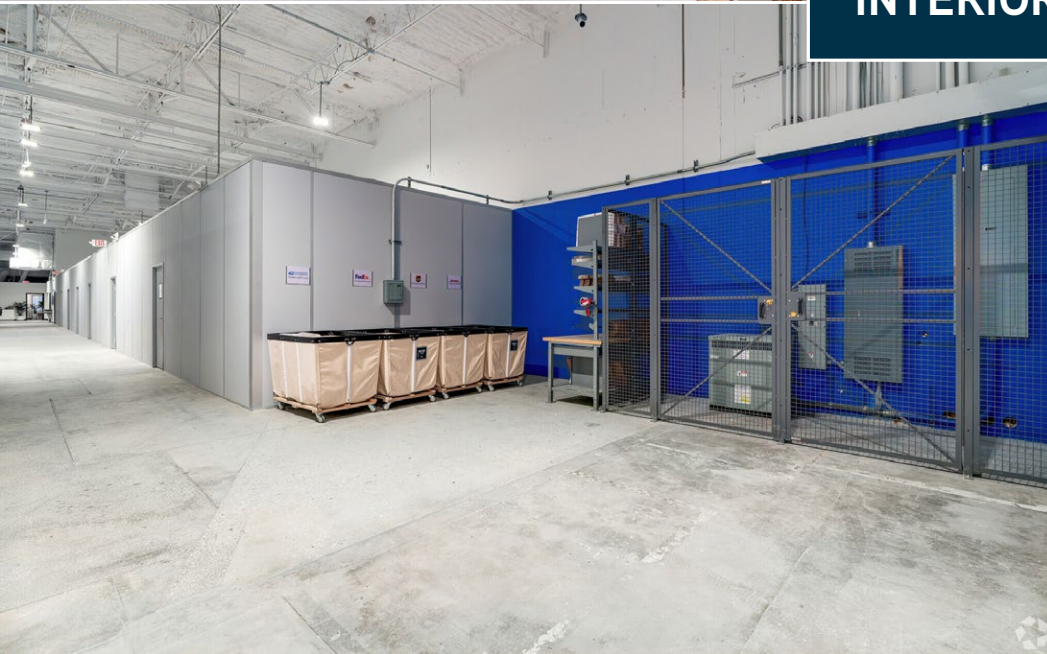
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INTERIOR PHOTOS



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