



PORTAL
WAREHOUSING

[JOIN-PORTAL.COM](https://join-portal.com)

BOSTON

75 Kneeland St, Boston, MA 02111



CONTACT

Portal Boston Team

Property Manager, Portal Warehousing

(857) 465-6056

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PORTAL WAREHOUSING BOSTON

75 Kneeland St, Boston, MA 02111

250 - 2,000 RSF of Space Available

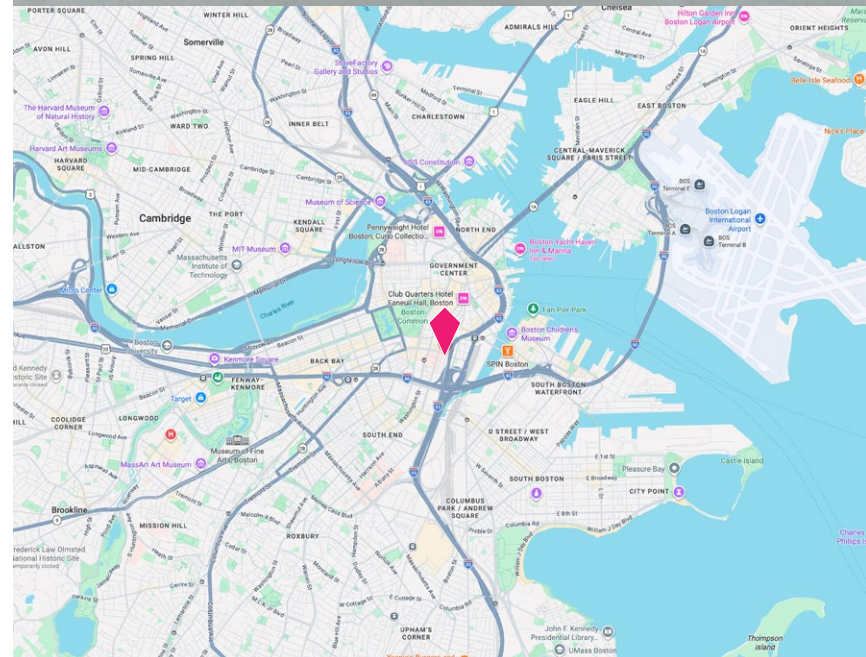
Portal Warehousing Boston offers flexible warehouse, office and logistics space suitable for a wide range of tenants, including e-commerce, enterprises, small businesses, trades, technology and creative entrepreneurs. Private warehouse units with short-term and flexible agreements range from 250 to 2,000 square feet. All-inclusive pricing and amenities make Portal Boston a best-in-class and cost-effective option for your flexible workspace needs.

The space features industrial amenities, including a central loading area (liftgate required), a freight elevator, 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.

The Hudson building at 75 Kneeland St is ideally situated in the heart of Boston, with excellent access to public transportation. The building is steps from the Orange Line at New England Medical Center Station and just a short walk to South Station, providing connections to the Red Line, commuter rail, and Amtrak. For those driving, the building offers quick access to I-90 and I-93, with several parking garages conveniently located nearby.

HIGHLIGHTS

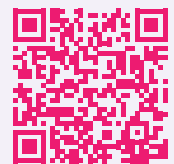
- All units have access to the main loading area (liftgate required), a freight elevator, shared logistics equipment, and daily pickups from UPS, USPS, and FedEx.
- Dedicated on-site manager is available to receive inbound shipments and assist with outbound shipments.
- Flexible agreements ranging from 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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WELCOME TO PORTAL

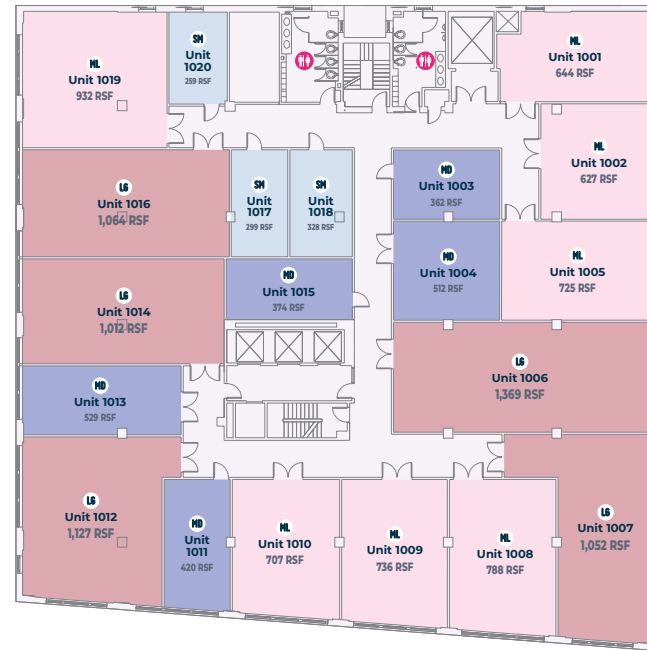
**250 RSF to
2,000 RSF Units
Available**

Flexible lease terms, move-in ready units, and all-inclusive pricing

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

10TH FLOOR



12TH FLOOR



KEY

-  Manager Office
-  Community
-  Pantry
-  Bathroom
-  Small Unit
-  Medium Unit
-  Medium Large Unit
-  Large Unit
-  Extra Large Unit

SPACE	SQUARE FOOTAGE	STARTING PRICING*
Small Space	250 to 350 RSF	From \$950
Medium Space	350 to 600 RSF	From \$1,250
Medium Large Space	600 to 1,000 RSF	From \$1,750
Large Space	1,000 to 1,500 RSF	From \$2,750
Extra Large Space	1,500+ RSF	From \$3,750

* 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 750 RRSF Space	Portal Warehousing	Small Bay Warehouse
Base Rent (750 RSF Unit)	\$2,150	\$1,875
NNN Expenses (CAM, Property Insurance, Property Taxes)	Included	\$150
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)	\$2,150	\$3,550
Total (Annual)	\$25,800	\$42,600



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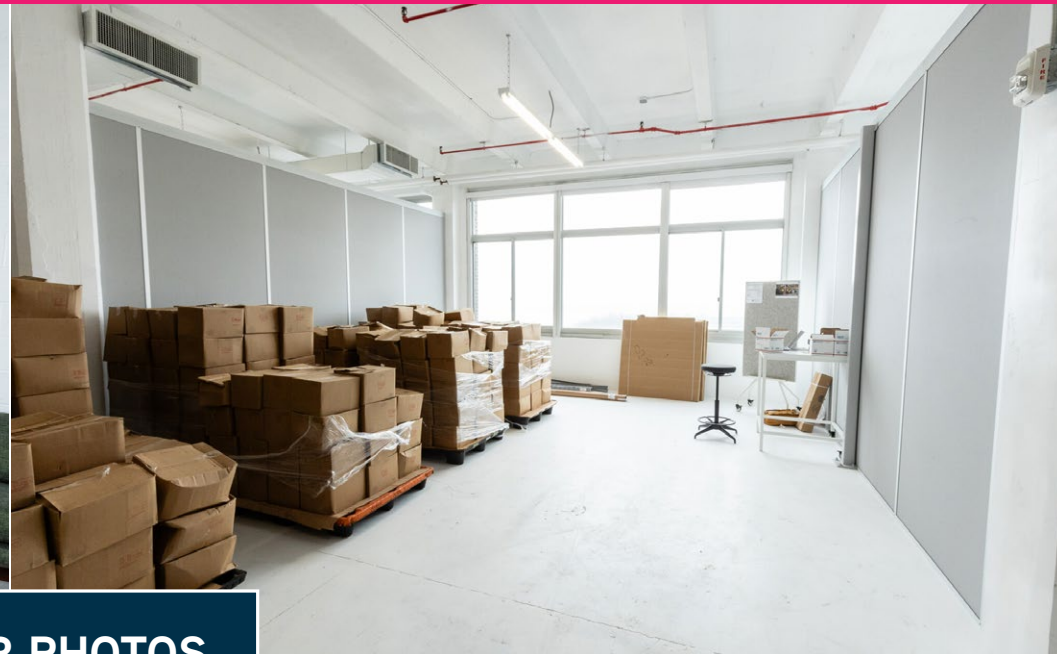
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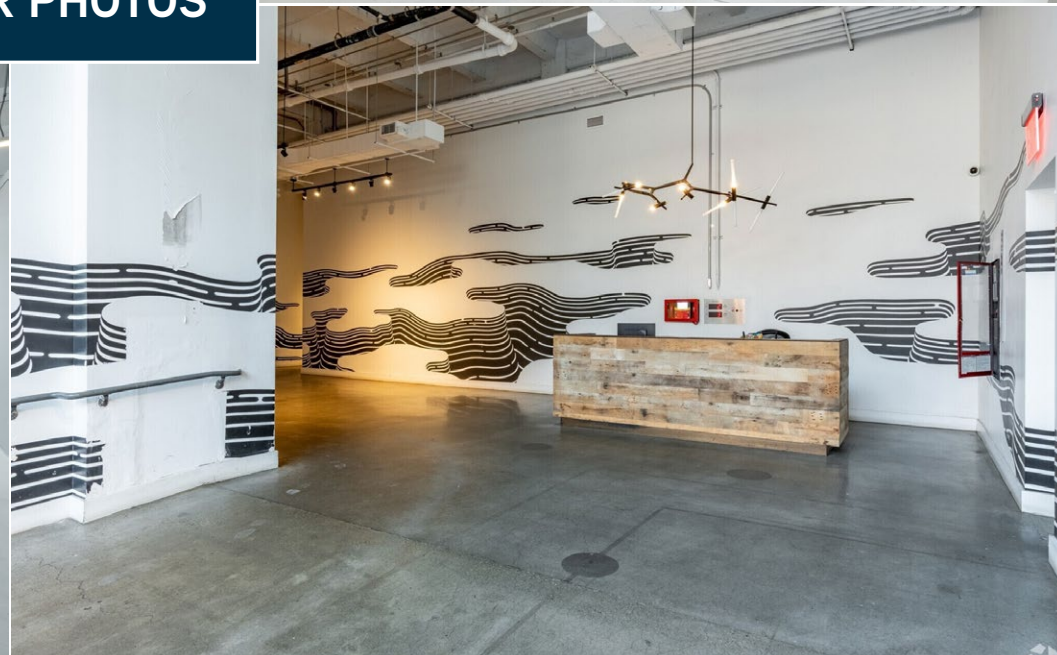
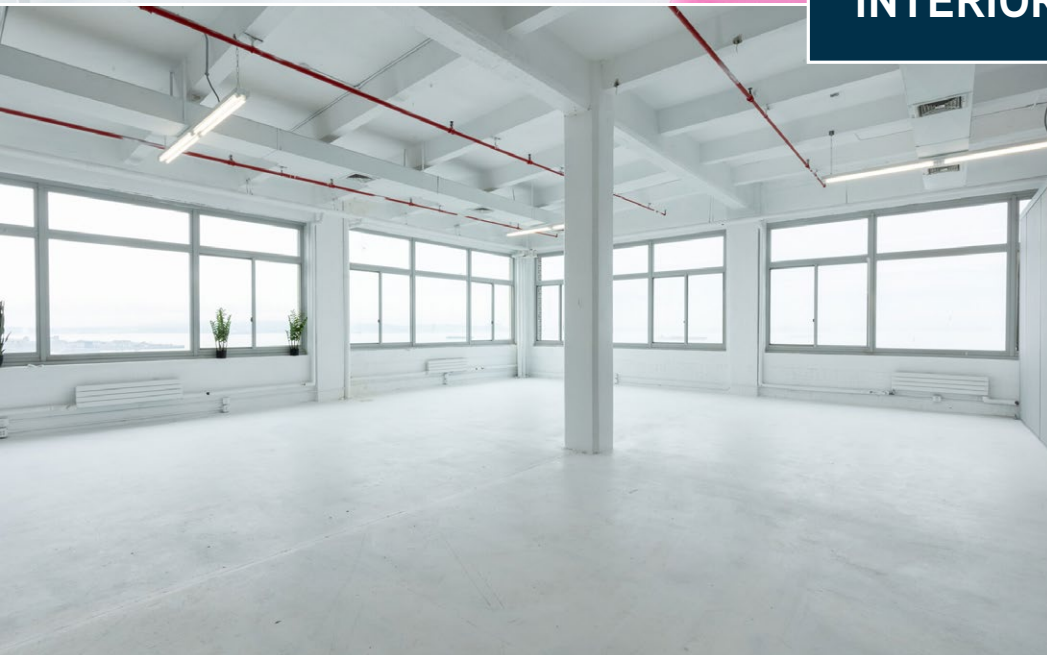
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INTERIOR PHOTOS



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