PORTAL
WAREHOUSING

MINNEAPOLIS/ST PAUL

4440 Round Lake Rd W, Arden Hills, MN 55112

BOOK A TOUR

SUNTIDE
COMMERCIAL REALTY

CONTACT

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PORTAL WAREHOUSING MINNEAPOLIS/ST PAUL

4440 W Round Lake Rd, Arden Hills, MN 55112

115 - 1,750 SF Units Available

Portal Warehousing Minneapolis at 4440 W Round Lake Road offers flexible warehouse and logistics space for e-commerce, logistics, and growing businesses. Private warehouse units with short-term and flexible agreements range from 115 to 1,750 square feet. Complete with all-inclusive amenities that elevate and grow businesses, Portal Warehousing Minneapolis/St Paul has everything needed to put its members and their products first.

Members at Portal Warehousing will gain access to services, technology partnerships, shipping and logistics, and community events that add premier value. This facility has consultants ready to help supercharge growth in operational, digital marketing, finance, accounting, and logistics needs. Take advantage of membership perks like super-fast internet, top-notch security, reception services, private offices, paid-for utilities, and easy monthly billing. The warehouse space features industrial amenities, including loading docks, grade-level doors, logistics equipment, daily carrier pick-ups, and shipping/receiving addresses.

Strategically positioned near major transportation routes, the site provides immediate access to the surrounding area between the junction of Interstate 694 and Interstate 35W and the Interstate 35W/Highway 96 W intersection. US Highway 10 is also just minutes away, furthering the property's unparalleled connectivity. This access places 4440 W Round Lake Road 15 minutes from both Downtown Minneapolis and Downtown St. Paul and approximately 30 minutes from Minneapolis-St. Paul International Airport (MSP).

HIGHLIGHTS

- All warehouse units have access to dock-high and grade-level doors, daily pickups from UPS, USPS and FedEx, and an on-site manager who can receive inbounds.

- Flexible agreement ranging from 3-24 months, allowing businesses to focus on growth without locking themselves in.

- Move-in ready units and a simple agreement mean you can move in same-day.

- All-inclusive pricing includes utilities, wifi, logistics services, and more.

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WELCOME TO CO-WAREHOUSING
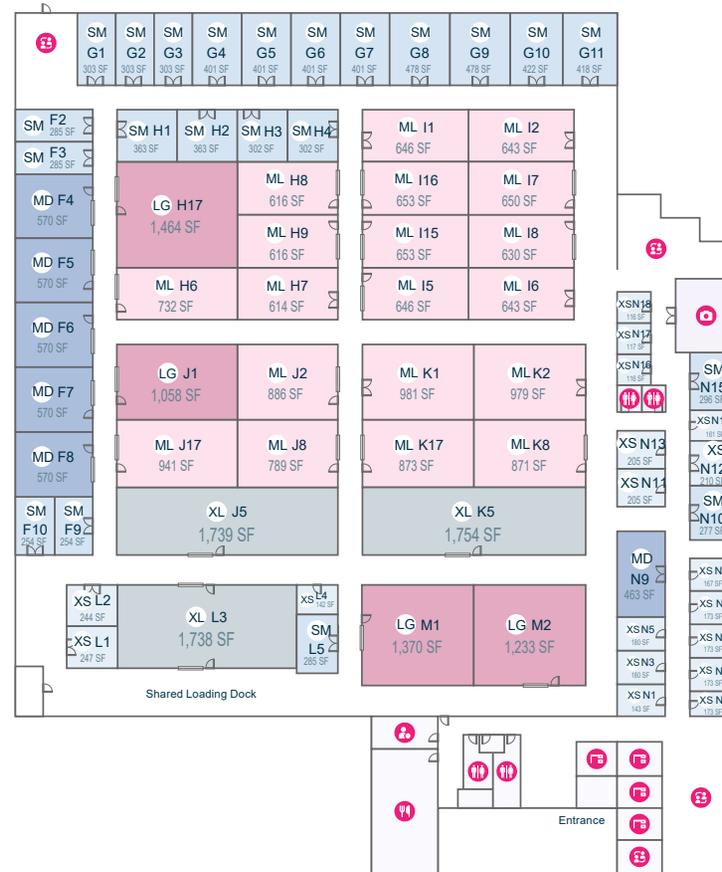
115 SF to 1,750 SF Units Available

Flexible warehouse and logistics space for e-commerce, logistics, and growing businesses

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

- Property Manager Office
- Private Office Suite
- Kitchen/Break Room
- Bathroom
- Content Studio
- Coworking Space
- **XS** X-Small Unit : 100 - 250 Sf
- **SM** Small Unit : 251 - 450 Sf
- **MD** Medium Unit : 451 - 600 Sf
- **ML** Med/Large Unit : 601 - 1,000 Sf
- **LG** Large Unit : 1,001 - 1,499 Sf
- **XL** X-Large Unit : 1,500+ Sf

Floor plan units:

SM G1 303 SF, SM G2 303 SF, SM G3 303 SF, SM G4 401 SF, SM G5 401 SF, SM G6 401 SF, SM G7 401 SF, SM G8 478 SF, SM G9 478 SF, SM G10 422 SF, SM G11 418 SF

SM F2 285 SF, SM F3 285 SF, MD F4 570 SF, MD F5 570 SF, MD F6 570 SF, MD F7 570 SF, MD F8 570 SF, SM F10 254 SF, SM F9 254 SF

SM H1 363 SF, SM H2 363 SF, SM H3 302 SF, SM H4 302 SF

LG H17 1,464 SF, ML H8 616 SF, ML H9 616 SF, ML H6 732 SF, ML H7 614 SF

ML I1 646 SF, ML I2 643 SF, ML I16 653 SF, ML I7 650 SF, ML I15 653 SF, ML I8 630 SF, ML I5 646 SF, ML I6 643 SF

LG J1 1,058 SF, ML J2 886 SF, ML J17 941 SF, ML J8 789 SF

ML K1 981 SF, ML K2 979 SF, ML K17 873 SF, ML K8 871 SF

XL J5 1,739 SF, XL K5 1,754 SF

XSN18 116 SF, XSN17 117 SF, XSN16 116 SF, SM N15 296 SF, XSN14 161 SF, XS N13 205 SF, XS N12 210 SF, XSN11 205 SF, SM N10 277 SF, MD N9 463 SF, XS N8 167 SF, XS N7 173 SF, XS N6 173 SF, XSN5 180 SF, XS N4 173 SF, XSN3 180 SF, XSN1 143 SF, XSN2 173 SF

XS L2 244 SF, XS L1 247 SF, XL L3 1,738 SF, XS L4 142 SF, SM L5 285 SF, LG M1 1,370 SF, LG M2 1,233 SF

Shared Loading Dock

Entrance

SPACE	SQUARE FOOTAGE	STARTING PRICING*
XSmall Space	100 to 250 SF	From $500
Small Space	251 to 450 SF	From $1,000
Medium Space	451 to 600 SF	From $1,575
Med/Large Space	601 to 1,000 SF	From $1,800
Large Space	1,001 to 1,499 SF	From $2,750
XLarge Space	1,500+ SF	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 1,000 SF Space	Portal Warehousing	Small Bay Warehouse
Base Rent (1,000 SF Unit)	$2,750	$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)	$2,750	$3,475
Total (Annual)	$33,000	$41,700

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INTERIOR PHOTOS

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