



**PORTAL**  
WAREHOUSING

JOIN-PORTAL.COM

# ORLANDO

4121 SW 34th St, Orlando, FL 32811



**CONTACT**

**Jenny-Lyn David**  
Property Manager, Portal Warehousing  
📞 (689) 302-2932

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# PORTAL WAREHOUSING ORLANDO

**4121 34th ST, Orlando, FL 32811**

100-2,500 SF Warehousing Spaces Available

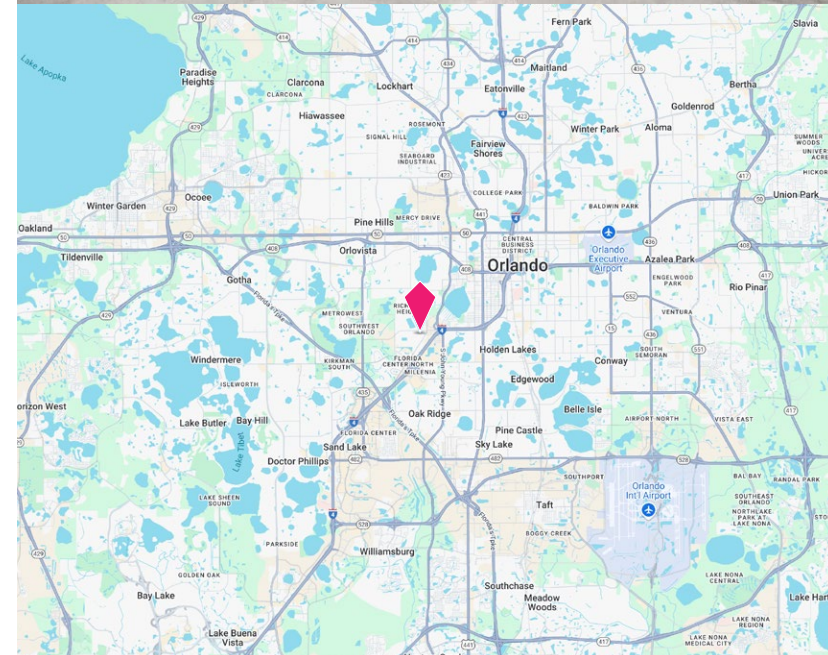
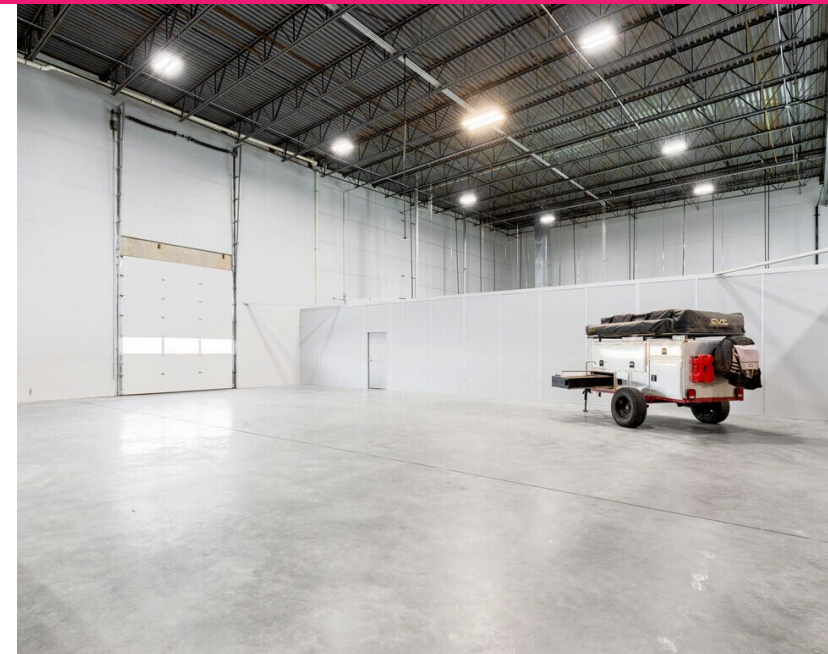
Portal Warehousing Orlando offers flexible warehouse and logistics space suitable for a wide arrange of tenants, including e-commerce, enterprises, small businesses and logistics. Private warehouse units with short-term and flexible agreement range from 100 to 2,500 square feet. All-inclusive pricing and amenities make Portal Orlando 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.

Members at Portal Warehousing will gain access to services, technology partnerships, shipping and logistics, and community events. Membership is all-inclusive and includes super-fast internet, top-notch security, reception services, shared office space, conference rooms, paid-for utilities, and easy monthly billing. This facility also has consultants ready to help supercharge growth in operational, digital marketing, finance, accounting, and logistics needs.

Proving to be an ideal location for logistics, Portal Warehousing Orlando provides near-immediate access to Interstate 4, just north of Florida's Turnpike. Strategically positioned within the 33rd Street Industrial Park, the facility is surrounded by many warehouses, distribution, and logistics companies, creating a synergistic environment of like-minded workers. Near the heart of Downtown Orlando, tap into a growing labor pool of warehouse employees, currently boasting 53,392 workers in a 10-mile radius. Join Portal Warehousing Orlando and uncover a quality co-warehouse space custom-fit with flexible lease commitments, turnkey space, and a knowledgeable community of entrepreneurs in Southwest Orange County.

## 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

100 SF to  
2,500 SF Units  
Available

Start small and grow or  
expand your business

## Warehousing

- Flexible Lease Term
- Shipping/Receiving Address
- Dock Doors
- Roll-up Doors

## Logistics

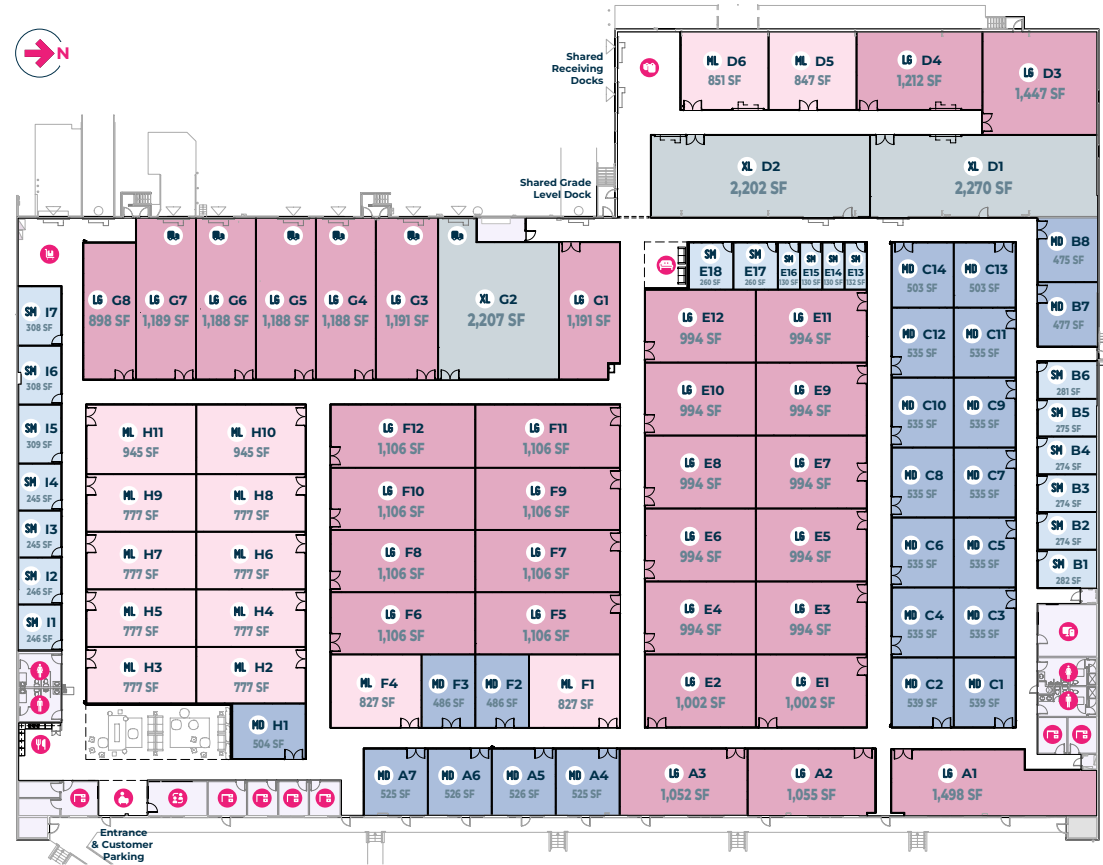
- Daily Parcel Pickups
- Inventory Receiving
- Aggregated Shipping
- Warehouse Equipment

## Amenities

- Utilities and WiFi
- Conference Room
- Co-working Space
- Content Studio

### KEY

- Lobby
- Office
- Co-Working
- Content Studio
- Common Space
- Kitchen
- Men's Room
- Women's Room
- Docking Area
- Daily Carrier Pickup Area
- Private Dock
- Small Unit
- Medium Unit
- Medium Large Unit
- Large Unit
- Extra Large Unit



| SPACE              | SQUARE FOOTAGE    | STARTING PRICING* |
|--------------------|-------------------|-------------------|
| Small Space        | 100 to 350 SF     | From \$650        |
| Medium Space       | 350 to 600 SF     | From \$950        |
| Medium Large Space | 600 to 1,000 SF   | From \$1,750      |
| Large Space        | 1,000 to 1,500 SF | From \$2,750      |
| Extra Large Space  | 1,500+ SF         | From \$2,750+     |

\* 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 |
| <b>Total (Monthly)</b>   | <b>\$2,750</b>     | <b>\$3,475</b>         |
| <b>Total (Annual)</b>  | <b>\$33,000</b>    | <b>\$41,700</b>        |



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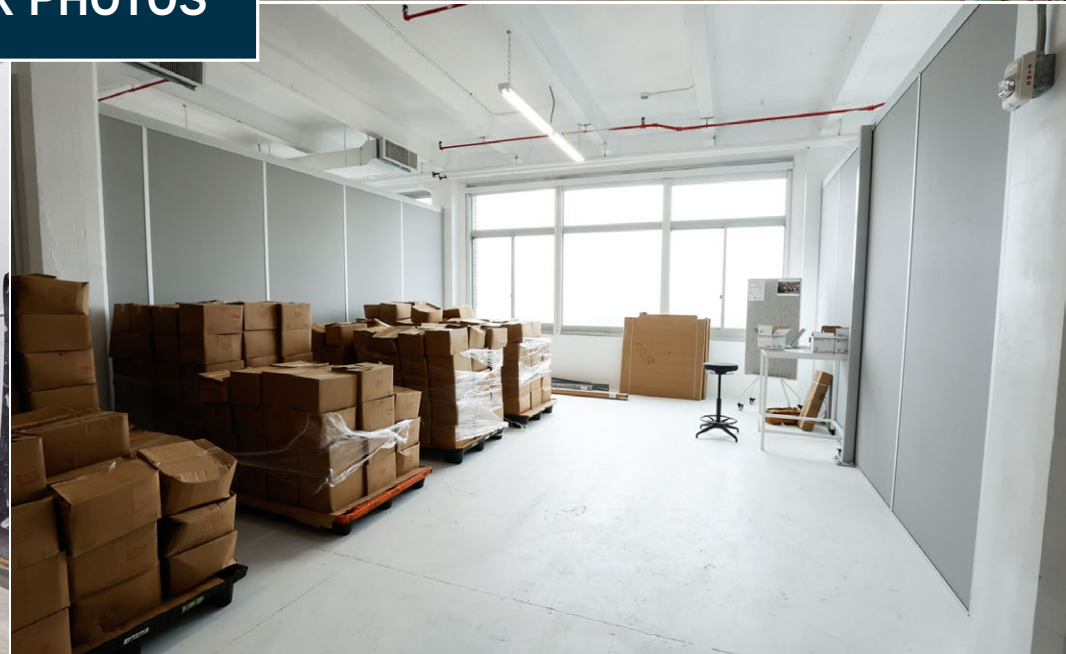
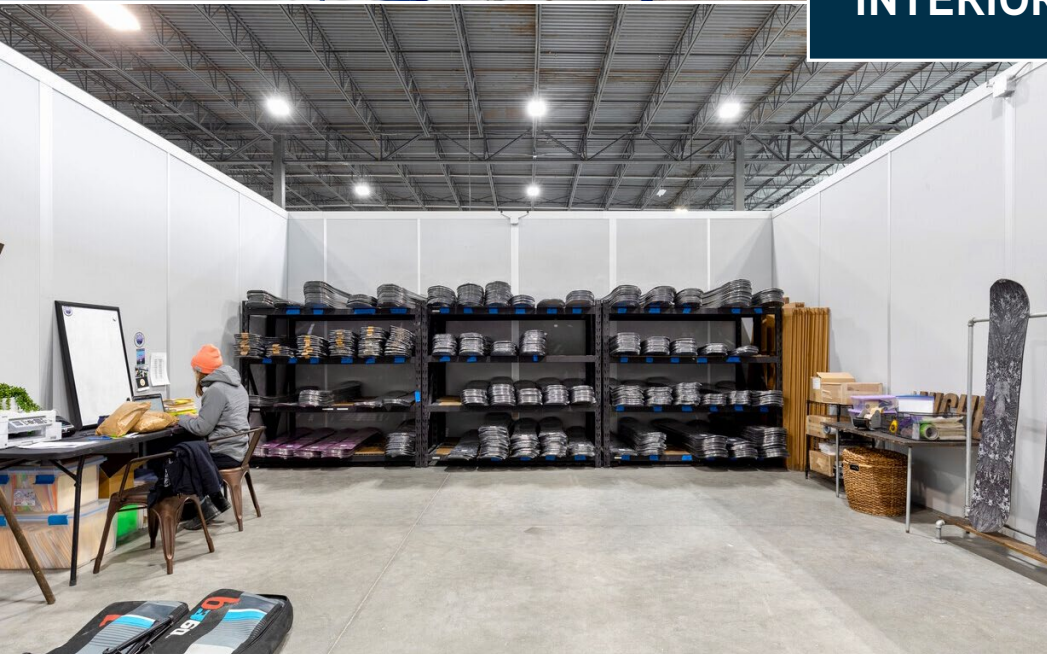
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**INTERIOR PHOTOS**



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