



PORTAL
WAREHOUSING

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1580 S.
500 W.

SALT LAKE CITY

1580 S 500 W, Suite 100, Salt Lake City, UT 84115



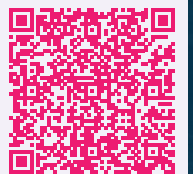
CONTACT

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Senior Property Manager, Portal Warehousing

(801) 441-4468

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PORTAL WAREHOUSING SALT LAKE CITY

1580 S 500 W, Suite 100, Salt Lake City, UT 84115

250 - 2,500 SF of Small Warehousing Space available

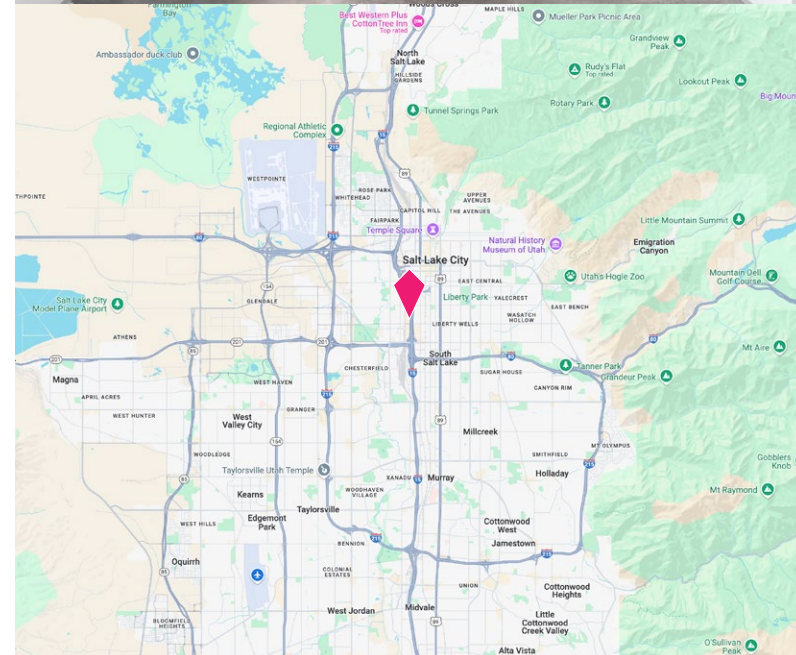
Portal Warehousing Salt Lake City, located at 1580 S 500 W, offers flexible co-warehousing and logistics space for e-commerce, logistics, and growing businesses. Private warehouse units with short-term and flexible agreement range from 250 to 2,500 square feet. Complete with all-inclusive amenities that elevate and grow businesses, Portal Warehousing Salt Lake City 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, conference rooms, 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.

1500 S 500 W boasts superior connectivity, about 5 minutes from the pivotal junction of Interstate 15, Interstate 80, and US 201. Its ultra-centralized location is a powerful advantage for accessing major destinations throughout the metro as commuters or transporters can reach Salt Lake City International Airport, Downtown Salt Lake City, and South Salt Lake in 10 minutes or less. Tenants have an array of convenience-enhancing amenities in the vicinity with Costco, The Home Depot, Pet Smart, Grid City Beer Works, Beans & Brews Coffeehouse, Walmart Supercenter, and much more within a five-minute drive.

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












250 SF to 2,500 SF Units Available

No long-term lease commitment, turn-key space, co-working, and a community of entrepreneurs

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

-  Reception
-  Office
-  Co-Working/Conference Room
-  Bathroom
-  Docking Area
-  Daily Carrier Pickup
-  Small Unit
-  Medium Unit
-  Medium Large Unit
-  Large Unit
-  Extra Large Unit



SPACE	SQUARE FOOTAGE	STARTING PRICING*
Small Space	250 to 350 SF	From \$1,095
Medium Space	350 to 600 SF	From \$1,250
Medium Large Space	600 to 1,000 SF	From \$1,850
Large Space	1,000 to 1,500 SF	From \$3,150
Extra Large Space	1,500+ SF	From \$4,000

* 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)	\$3,150	\$1,750
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)	\$3,150	\$3,575
Total (Annual)	\$37,800	\$42,900



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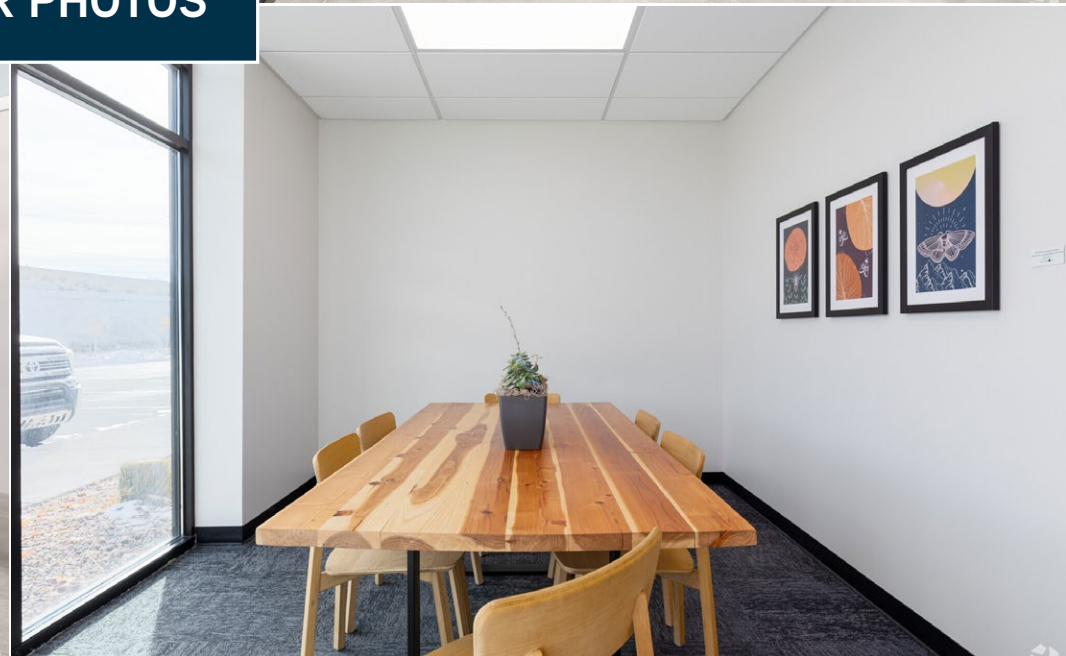
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INTERIOR PHOTOS



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