



PORTAL
WAREHOUSING

JOIN-PORTAL.COM

MANHATTAN

610 W 26th St, New York, NY 10001

CONTACT

Edward Kent

☎ (332) 208-9639

✉ edward@join-portal.com

Steve Mallon

☎ (332) 208-9639

✉ SMallon@northriverco.com

Rob Obermeyer

☎ (332) 208-9639

✉ RObermeyer@northriverco.com

BOOK A TOUR 📱



PORTAL WAREHOUSING MANHATTAN (CHELSEA)

The B&O Building, 610 West 26th St, New York, NY 10001

250 – 2,500 RSF of Space Available

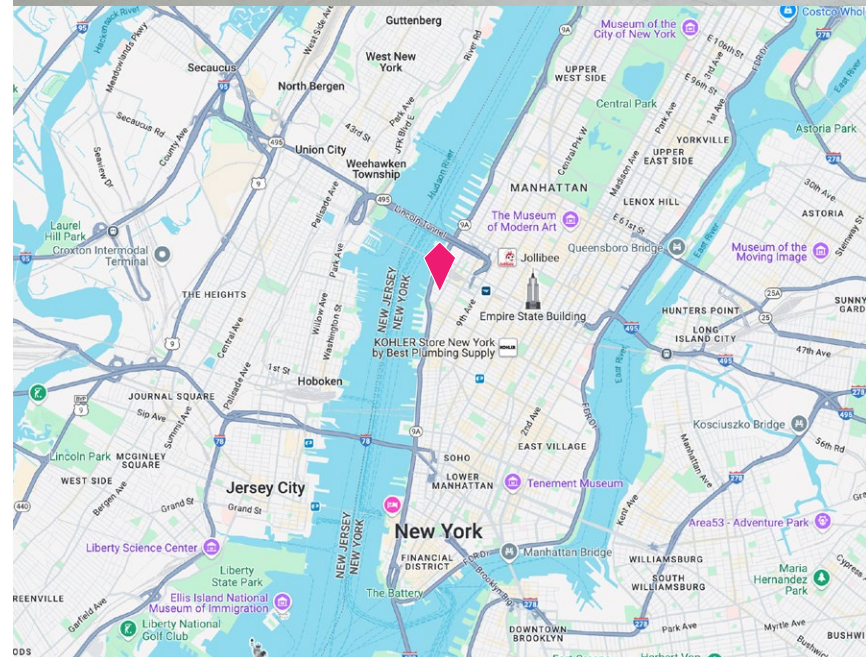
Portal Warehousing Manhattan, located in the iconic B&O Building, offers flexible warehouse, logistics and workspace in the heart of Chelsea. Ideal for a range of uses including art gallery storage, e-commerce operations, inventory holding, small business workspace, logistics, artists and more. This location offers private warehouse units ranging from 250 to 2,500 square feet with short-term, flexible agreements. All Inclusive pricing and modern amenities make Portal Manhattan a top-tier solution for growing businesses.

The space features industrial essentials like shared loading docks, large freight elevators, logistics equipment, and daily carrier pick-ups — all in one of Manhattan's most connected and creative neighborhoods. Members at Portal Manhattan gain access to exclusive services and partnerships, including shipping and logistics support, tech integrations, and a collaborative community. Membership includes high-speed internet, 24/7 security, utilities, and straightforward monthly billing.

Located at the corner of 26th and 11th, the B&O Building offers unbeatable access to Midtown, the West Side Highway, and public transit via Penn Station and the 7, C, and E subway lines. Surrounded by art galleries, fashion showrooms, creative agencies, and some of the city's best dining, Portal Manhattan is a smart choice for businesses seeking a vibrant, centrally located hub with built-in infrastructure and room to grow.

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.



CONTACT

Edward Kent

(332) 208-9639

edward@join-portal.com

Steve Mallon

(332) 208-9639

SMallon@northriverco.com

Rob Obermeyer

(332) 208-9639

RObermeyer@northriverco.com

BOOK A TOUR



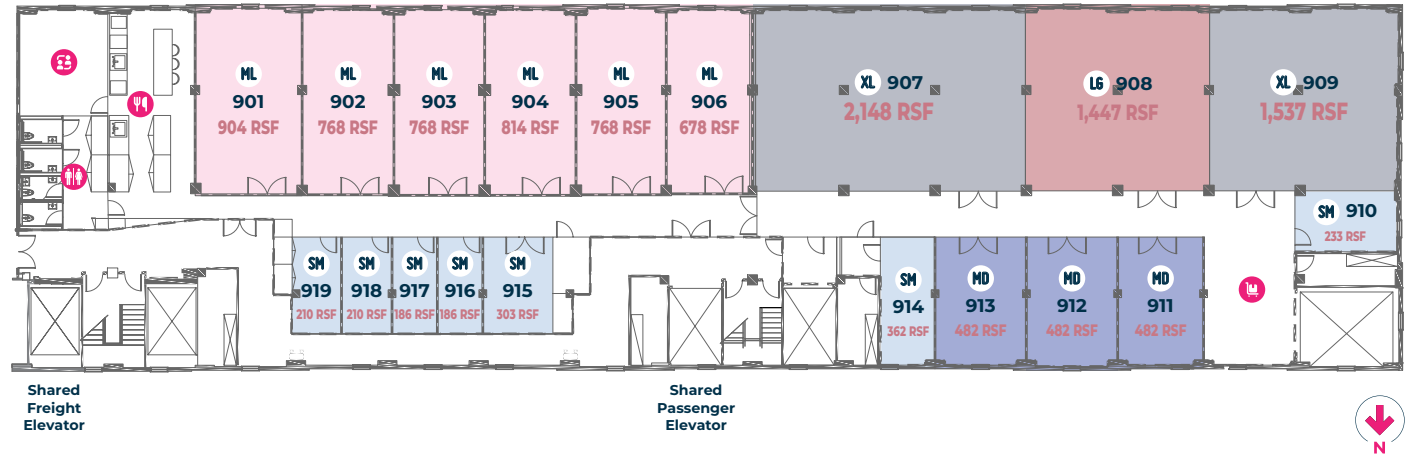
WELCOME TO CO-WAREHOUSING

250 RSF to 2,500 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/Equipment
- Reception Services



KEY

-  Kitchen
-  Bathroom
-  Co-working/Lounge
-  Loading Area
-  Small Unit
-  Medium Unit
-  Medium Large Unit
-  Large Unit
-  Extra Large Unit

SPACE	SQUARE FOOTAGE	STARTING PRICING*
Small Space	150 to 400 RSF	From \$1,395
Medium Space	400 to 700 RSF	From \$2895
Large Space	1,000 to 1,500 SF	From \$4,195
Extra Large Space	2,000+ SF	From \$9,995

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

CONTACT

Edward Kent

(332) 208-9639
edward@join-portal.com

Steve Mallon

(332) 208-9639
SMallon@northriverco.com

Rob Obermeyer

(332) 208-9639
RObermeyer@northriverco.com

BOOK A TOUR





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 500 RSF Space	Portal Warehousing
Base Rent (500 RSF Unit)	\$2,900
NNN Expenses (CAM, Property Insurance, Property Taxes)	Included
Building Repairs (Averaged Over the Year)	Included
Electricity	Included
Water	Included
Trash Dumpster Service	Included
Gas/Heating/HVAC	Included
WiFi	Included
Janitor Cleaning (2x Per Month)	Included
Warehouse Equipment Lease (Forklift, Pallet Jacks, Push Carts)	Included
Daily Courier Pickup (UPS, FedEx, USPS, DHL)	Included
Full Camera & Security System	Included
Extras: On-site Property Manager (can replace 1 FTE)	Included
Extras: Photography / Content Studio	Included
Extras: Co-Working Area, Lounge, Kitchen and Reception	Included
Extras: Conference & Office Rooms	Included
Total (Monthly)	\$2,900
Total (Annual)	\$34,800

CONTACT

Edward Kent

📞 (332) 208-9639

✉️ edward@join-portal.com

Steve Mallon

📞 (332) 208-9639

✉️ SMallon@northriverco.com

Rob Obermeyer

📞 (332) 208-9639

✉️ RObermeyer@northriverco.com

BOOK A TOUR 📱





INTERIOR PHOTOS



CONTACT

Edward Kent

☎ (332) 208-9639

✉ edward@join-portal.com

Steve Mallon

☎ (332) 208-9639

✉ SMallon@northriverco.com

Rob Obermeyer

☎ (332) 208-9639

✉ RObermeyer@northriverco.com

BOOK A TOUR 📱

