



For Lease

## *Boone Industrial Park*

3630 Boone Rd, Salem, OR 97317

Office, Industrial Suites and RV Storage Available for Lease

# Boone Industrial Park

3630 Boone Rd, Salem, OR 97317

LeasingTeam@GridPropertyManagement.com

971-273-2465

BooneRoadIndustrialPark.com

## Boone Industrial Park

### PROPERTY FEATURES

- The Boone Industrial Park located at 3630 Boone Rd in Salem, Oregon and is made up of six buildings comprising approximately 23,626 square feet of leasable space. The industrial park consists of office and industrial suites that range in size from 770 RSF to 1,680 RSF. feet.
- This industrial park also offers RV parking spaces for lease.
- Located right off of I-5, the Boone Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.
- Each building on site is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Each suite has its own electrical panel. The suites have access to shared restrooms. Many of the warehouse suites contain office build-outs.



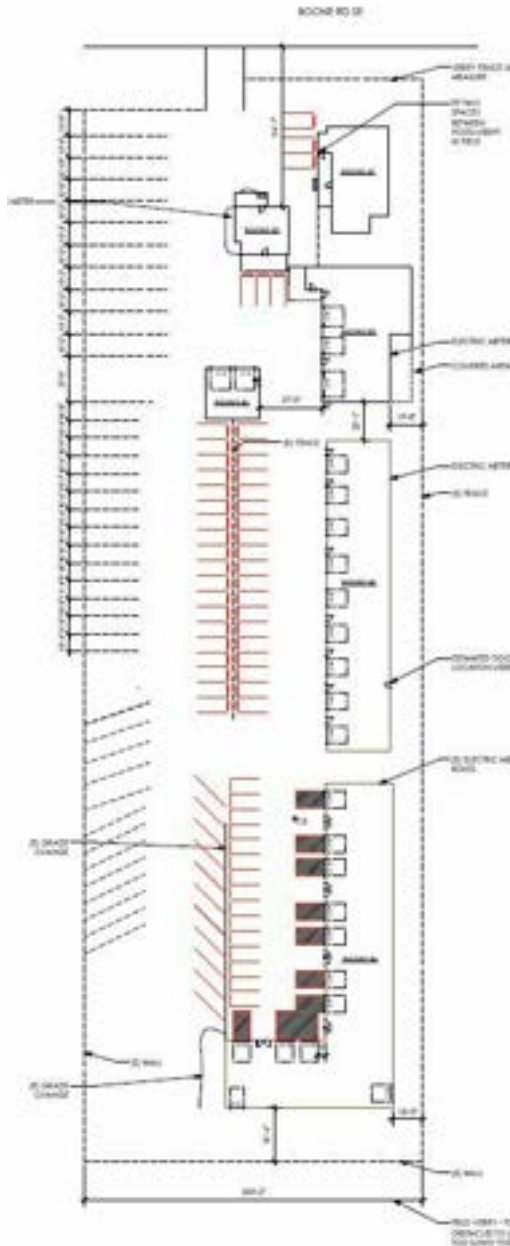
## AVAILABLE UNITS

### Industrial Suites:

- Suite 5C - Available Now
- Suite 5E- Available on 5/21/2024
- Suite 6H - Available Now
- Suite 6D - LEASED
- Suite 6E - LEASED
- Suite 5G - LEASED
- Suite 2A - LEASED
- Suite 3A - LEASED

### RV Storage

- RV23- Available Now
- RV11- LEASED
- RV12- LEASED
- RV13- LEASED
- RV14- LEASED



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## Suite 5C

### Amenities

- 1,680 SqFt.
- High Ceiling Clearance Warehouse
- Warehouse Space
- Secured Entry
- Shared Restroom

### Pricing

- The first-year base rent rate is \$12.50 per year per square foot (\$833.33 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$233.33 per month), resulting in all-in lease costs of \$1,066.67 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay for their own electricity.



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## Suite 5E

### Amenities

- 750 SqFt.
- High Ceiling Clearance Warehouse
- Warehouse Space
- Secured Entry
- Shared Restroom

### Pricing

- The first-year base rent rate is \$12.50 per year per square foot (\$781.25 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$218.75 per month), resulting in all-in lease costs of \$1,000.00 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay for their own electricity.



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## Suite 6H

### Amenities

- 2,600 SqFt.
- High Ceiling Clearance Warehouse
- Warehouse Space
- Secured Entry
- 2 Roll Up Door

### Pricing

- The first-year base rent rate is \$12.50 per year per square foot ( \$2,708.33 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$758.33 per month), resulting in all-in lease costs of \$3,466.67 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay for their own electricity and garbage.



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## RV23

### Amenities

- 350 SqFt.
- Secured Parking
- RV Parking

### Pricing

- \$55.00/month.



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## Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property.