



ATTENTION BROKERS
FOR LEASE

Boone Industrial Park

3630 BOONE ROAD
SALEM, OR 97317

An aerial photograph of the Boone Industrial Park. The image shows several industrial buildings with white siding and metal roofs. One building in the foreground has a green roof. There are parking lots with red and white painted lines. A road with a red line runs along the right side of the park. The text 'Office, Industrial Suites, and RV Storage' is overlaid on the image in a blue sans-serif font. Below it, 'Conveniently Located Right Off I-5' is also overlaid in a smaller blue sans-serif font.

**Office, Industrial Suites,
and RV Storage**
Conveniently Located Right Off I-5

BooneRoadIndustrialPark.com



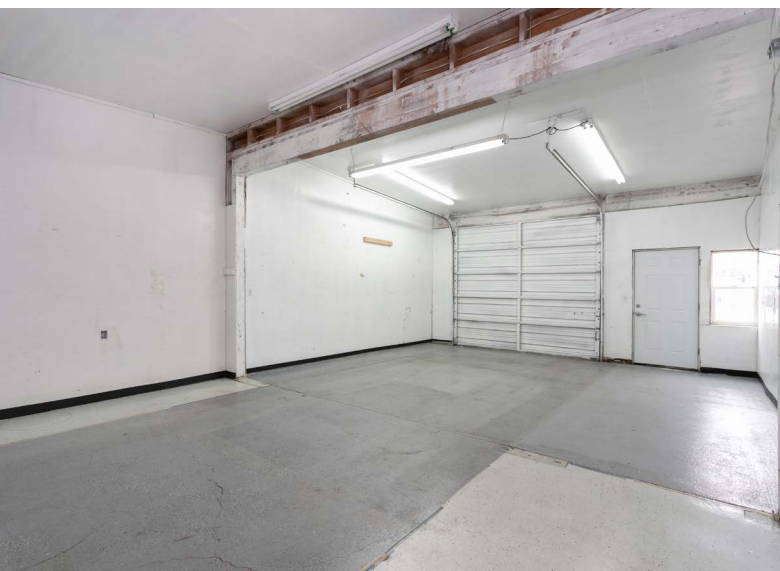
Boone Industrial Park

3630 BOONE ROAD
SALEM, OR 97317

PROPERTY OVERVIEW

- The Boone Industrial Park features 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 1,600 RSF feet.
- Each building 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.
- The park also includes secure RV parking spaces available 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.



BooneRoadIndustrialPark.com

Industrial Space Available – 1,680 Rentable Square Feet – Salem, OR

1,680
SQUARE FEET

\$13.54 /yr
RENT / SF

\$1,895.83
RENT

(971) 273-2465
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6I
Salem, OR 97317

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC.

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for companies that need light manufacturing or warehouse space.

The Boone Road Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The site is fully fenced and has a controlled-access entry gate for additional security.

Suite 6I is located in an insulated wood-frame building with a pitched roof. The suite is a total of 1,680 RSF. Suite 6I features two full-size drive-in roll-up doors and one standard entry door.

The suite has ample power, ample lighting, and electric heat. The tenant will have access to a shared restroom.

All tenants have assigned parking in this fully-fenced, secure, code-access only site.

Lease Highlights

- Base Rent: \$11.75/SF/year \$1,645.00/month
- NNN Charges: \$3.75/SF/year or \$525.00/month
- All-In Rent: \$2,170.00/month

- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$3,290.00 in year one)
- Effective All-In Rent for Year 1 is \$1,895.83/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$2,170.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,895.83 in Year 1.

HVAC maintenance and repair is the responsibility of the property owner.

Tenants will also pay for their own electricity and garbage.

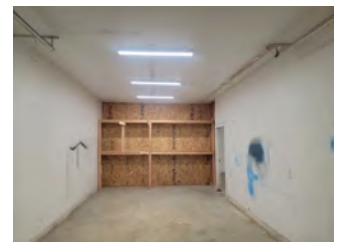
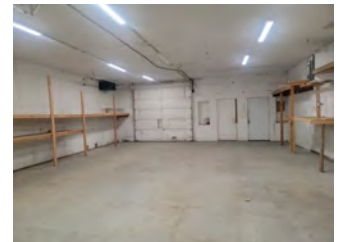
Serious inquiries only. Courtesy to brokers.

View full marketing details on the website: www.BooneIndustrialPark.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

RENTAL TERMS

Rent	\$1,895.83
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



Industrial Space Available □ 2,600 Rentable Square Feet □ Salem, OR

2,600
SQUARE FEET

\$13.13 /yr
RENT / SF

\$2,843.75
RENT

(971) 273-2465
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6H
Salem, OR 97317

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC.

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Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for companies that need light manufacturing or warehouse space.

The Boone Road Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The site is fully fenced and has a controlled-access entry gate for additional security.

Suite 6H is located in an insulated wood-frame building with a pitched roof. The suite is a total of 2,600 RSF. Suite 6H features two full-size drive-in roll-up doors and one standard entry door.

The suite has ample power, ample lighting, and electric heat. The tenant will have access to a shared restroom.

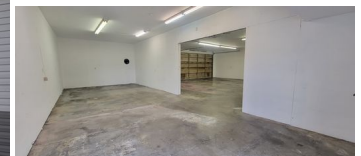
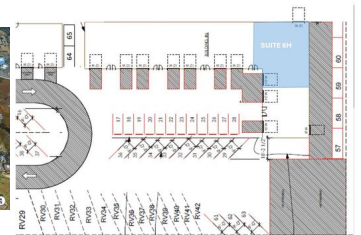
All tenants have assigned parking in this fully-fenced, secure, code-access only site.

Lease Highlights

- Base Rent: \$11.25/SF/year or \$2,437.50/month
- NNN Charges: \$3.75/SF/year or \$12.50/month
- All-In Rent: \$3,250.00/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$4,875.00 in year one)
- Effective All-In Rent for Year 1 is \$2,843.75/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$3,250.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$2,843.75 in Year 1.



AMENITIES

- High Ceiling Clearance
- Warehouse

- warehouse space
- Secured Entry
- Shared Restrooms
- 2 Roll Up Doors

RENTAL TERMS

Rent	\$2,843.75
Security Deposit	\$3,000.00
Application Fee	\$0.00

View this listing online:



RV14 Parking Space Available for Lease- Salem, OR

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SQUARE FEET

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RENT / SF

\$65.00
RENT

(971) 273-2465
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd SE - RV 14
Salem, OR 97317

AVAILABLE: **Now**

DESCRIPTION

View the Full Property Website here:
<https://www.booneroadindustrialpark.com/>

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for individuals needing secure parking for RVs, boats, or vehicles.

The Boone Road Industrial Park has site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The site is fully fenced and has a controlled-access entry gate for additional security.

RV 14 is an exterior uncovered storage area ideal for vehicles, RVs, truck or trailer parking, or equipment storage. The parking surface is gravel.

Lease Highlights

- All-In Rent: \$65.00/month

View the Full Property Website here:
<https://www.booneroadindustrialpark.com/>

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AMENITIES

- Trailer Parking
- Secured Parking
- RV Parking
- Perimeter Fencing
- Car Parking

RENTAL TERMS

Rent	\$65
Security Deposit	\$100
Application Fee	\$0



View this listing online:



RV20 Parking Space Available for Lease- Salem, OR

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SQUARE FEET

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RENT / SF

\$65.00
RENT

(971) 273-2465
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd SE - RV 20
Salem, OR 97317

AVAILABLE: **Now**

DESCRIPTION

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The Boone Road Industrial Park has site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The site is fully fenced and has a controlled-access entry gate for additional security.

RV 20 is an exterior uncovered storage area ideal for vehicles, RVs, truck or trailer parking, or equipment storage. The parking surface is gravel.

Lease Highlights

- All-In Rent: \$65.00/month

The full property website is here:
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AMENITIES

- Trailer Parking
- Secured Parking
- RV Parking
- Perimeter Fencing
- Car Parking

RENTAL TERMS

Rent	\$65
Security Deposit	\$100
Application Fee	\$0



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Boone Industrial Park

3630 BOONE ROAD
SALEM, OR 97317

OFFICE, INDUSTRIAL SUITES, RV STORAGE

Is your client the perfect fit?
Let's talk today.

LeasingTeam@GridPropertyManagement.com
971-273-2465

Individual suite information is available at
BooneRoadIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.