



ATTENTION BROKERS
FOR LEASE

Boone Industrial Park

3630 BOONE ROAD
SALEM, OR 97317

An aerial photograph of an industrial park. In the foreground, a large white building with a green metal roof and two large white garage doors is highlighted with a white rectangular border. The building is situated on a paved lot with white parking lines and a red boundary line. In the background, there are several other industrial buildings with white walls and red roofs, along with a parking lot containing several cars. The surrounding area includes trees and a grassy field.

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

BooneRoadIndustrialPark.com

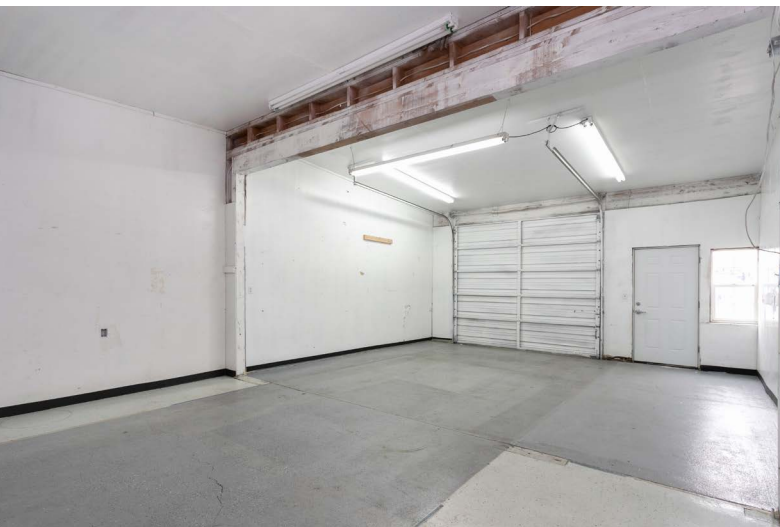
Boone Industrial Park

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 1,680 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 – 2,600 Rentable Square Feet – Salem, OR

2,600
SQUARE FEET

\$15.50/yr
RENT / SF

\$3,358.33
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6H
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 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.

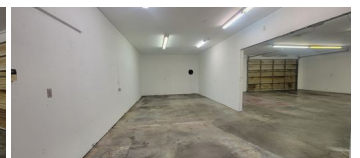
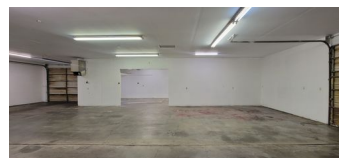
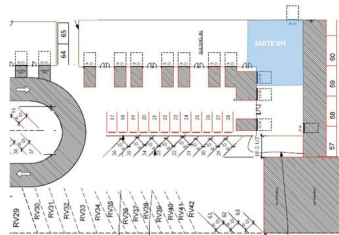
The first-year base rent rate is \$11.75 per year per square foot (\$2,545.83 per month) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$812.50 per month), resulting in all-in lease costs of \$3,358.33 per month for year 1 with 5% annual increases of base rent.),

AMENITIES

- High Ceiling Clearance Warehouse
- warehouse space
- Secured Entry
- Shared Restrooms
- 2 Roll Up Doors

RENTAL TERMS

Rent	\$3,358.33
Security Deposit	\$0.00
Application Fee	\$0.00



Industrial Space Available – 800 Rentable Square Feet – Salem, OR

800
SQUARE FEET

\$16.00/yr
RENT / SF

\$1,066.67
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6G
Salem, OR 97317

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

DESCRIPTION

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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 6G is located in an insulated wood-frame building with a pitched roof. The suite is a total of 800 RSF. Suite 6G features one full-size drive-in roll-up door 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.

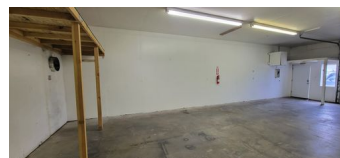
The first-year base rent rate is \$12.25 per year per square foot (\$816.67 per month) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$250.00 per month), resulting in all-in lease costs of \$1,066.67 per month for year 1 with 5% annual increases of base rent.,

AMENITIES

- Secured Entry
- Shared Restrooms
- Assigned Parking
- 1 Drive-In Roll Up Door
- Warehouse Space

RENTAL TERMS

Rent	\$1,066.67
Security Deposit	\$0
Application Fee	\$0



View this listing online:



Industrial Space Available – 800 Rentable Square Feet – Salem, OR

800
SQUARE FEET

\$15.75 /yr
RENT / SF

\$1,066.67
RENT

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www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6F
Salem, OR 97317

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

DESCRIPTION

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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.

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

Suite 6F is located in an insulated wood-frame building with a pitched roof. The suite is a total of 800 RSF. Suite 6F features one full-size drive-in roll-up door 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.

The first-year base rent rate is \$12.25 per year per square foot (\$816.67 per month) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$250.00 per month), resulting in all-in lease costs of \$1,066.67 per month for year 1 with 5% annual increases of base rent.

AMENITIES

- Warehouse Space
- Drive-In Roll-Up Door
- Shared Restrooms
- Secured Entry

RENTAL TERMS

Rent	\$1,066.67
Security Deposit	\$0
Application Fee	\$0



View this listing online:



RV14 Parking Space Available for Lease- Salem, OR

--	--	\$75
SQUARE FEET	RENT / SF	RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd SE - RV 14
Salem, OR 97317

AVAILABLE: 2/1/25

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 rate is \$75.00/month and a 12 month lease is required.

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	\$75
Security Deposit	\$100
Application Fee	\$0



View this listing online:



RV20 Parking Space Available for Lease- Salem, OR

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SQUARE FEET

--
RENT / SF

\$75
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd SE - RV 20
Salem, OR 97317

AVAILABLE: 2/1/25

DESCRIPTION

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

Lease rate is \$75.00/month and a 12 month lease is required.

The full property website is here:
<https://www.booneroadindustrialpark.com/>

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AMENITIES

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

RENTAL TERMS

Rent	\$75
Security Deposit	\$100
Application Fee	\$0



View this listing online:



RV4 Parking Space Available for Lease- Salem, OR

--	--	\$75
SQUARE FEET	RENT / SF	RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd SE - RV 4
Salem, OR 97317

LEASE TYPE: **Gross** AVAILABLE: --

DESCRIPTION

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

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

RV 4 is an exterior uncovered storage area ideal for vehicles, RVs, truck or trailer parking, or equipment storage. The parking surface is gravel.

Lease rate is \$75.00/month and a 12 month lease is required.

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

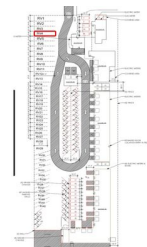
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AMENITIES

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

RENTAL TERMS

Rent	\$75
Security Deposit	\$100
Application Fee	\$0



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Boone Industrial Park

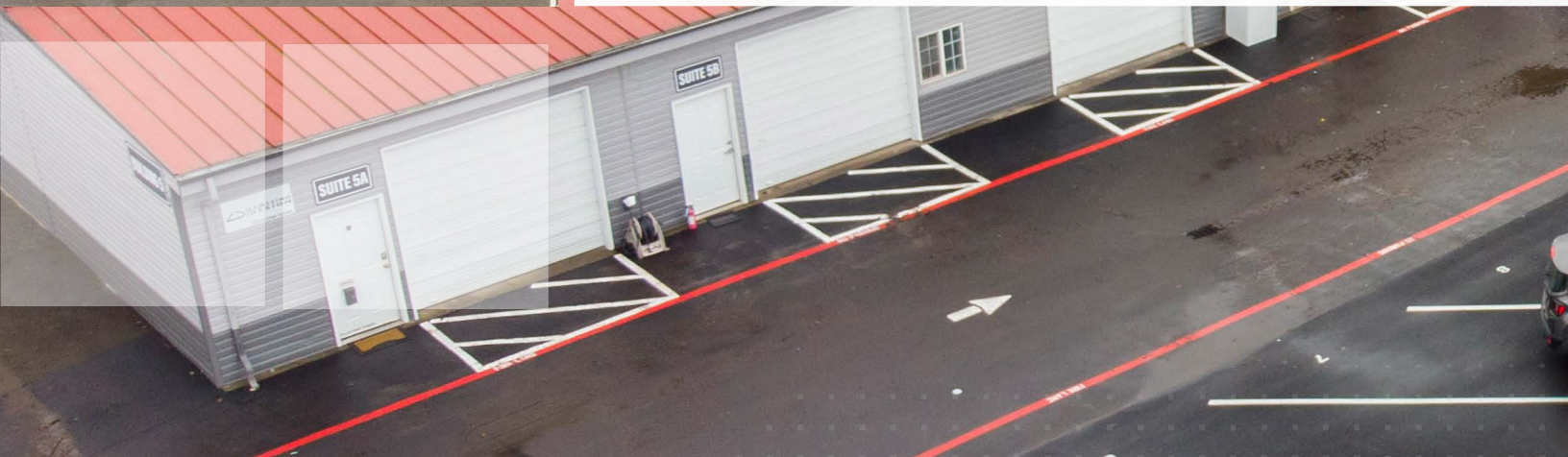
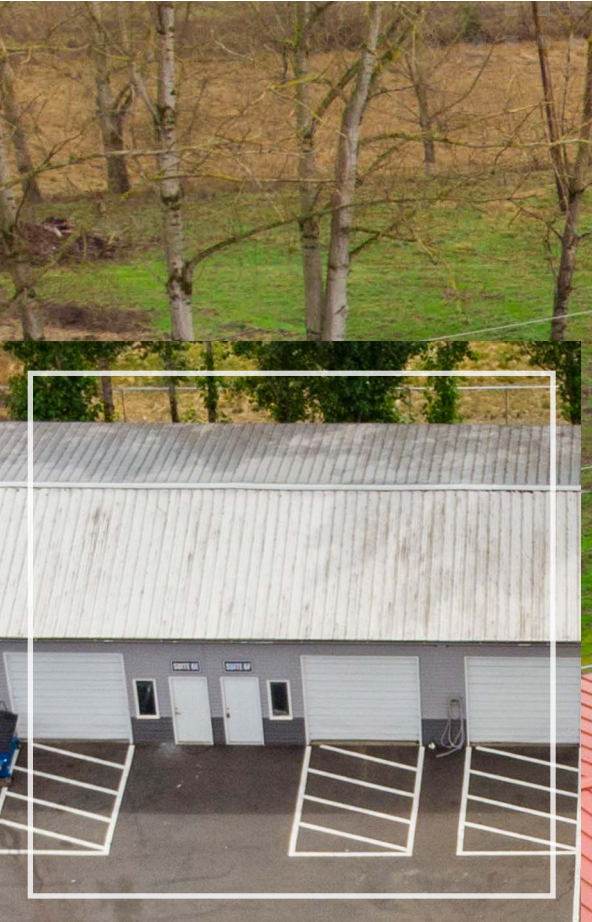
3630 BOONE ROAD
SALEM, OR 97317

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.