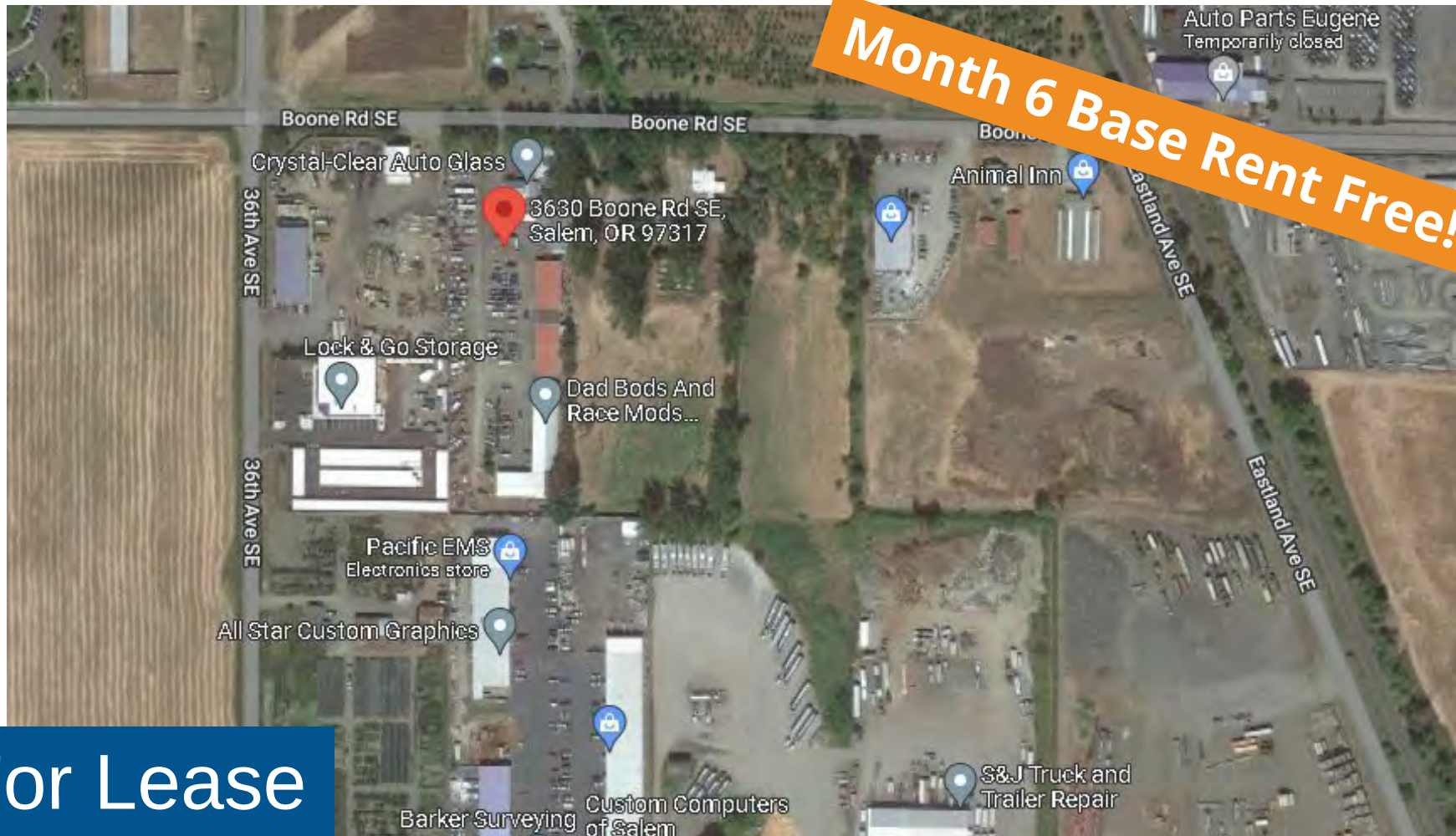


Month 6 Base Rent Free!



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

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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.



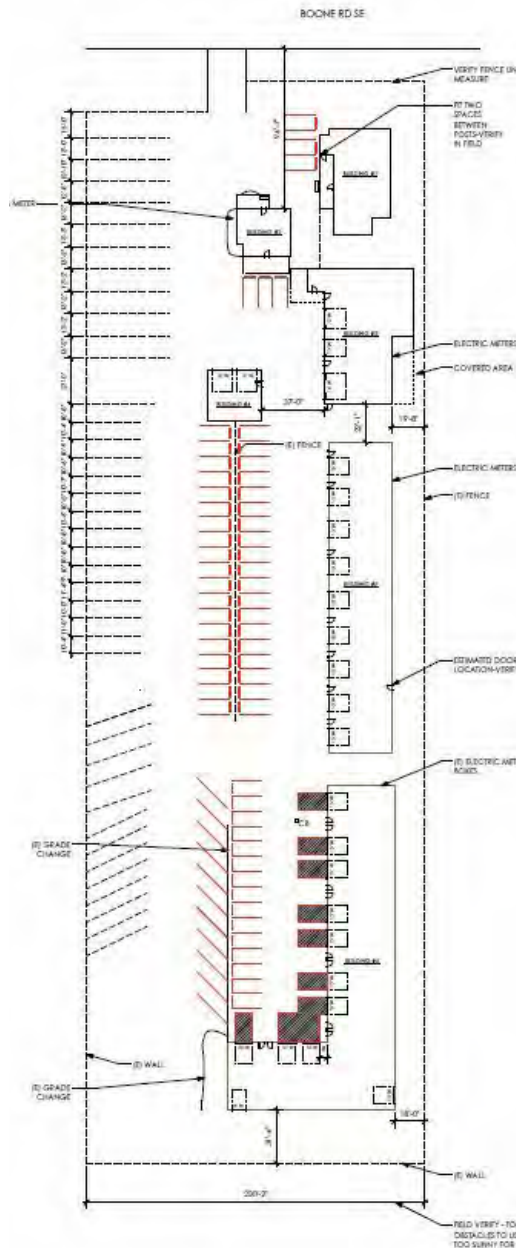
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AVAILABLE UNITS

Industrial Suites:

- Suite 2- Available Now
- Suite 3A- Available Now
- Suite 5C - Available Now
- Suite 6E- Available Now
- Suite 6D- Available Now
- Suite 6H - Available Now
- Suite 5G- Available Now

RV Storage

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

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Suite 2A

Amenities

- 770 SqFt.
- Secured Entry
- Office Space
- Work Areas
- Break Areas
- Sink
- Refrigerator
- Private Restroom

Pricing

- The first-year base rent rate is \$11.00 per year per square foot (\$705.83 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$224.58 per month), resulting in all-in lease costs of \$930.42 per month for year 1 with 5% annual increases on base rent.
- ****Base rent for month 6 of the lease (\$705.83) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$224.58).*** Limited time, must sign 12-month minimum lease.*
- Tenants will also pay for their own electricity and garbage.

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Suite 3A

Amenities

- 1,600 SqFt.
- Secured Entry
- 1 Drive-In Roll Up Door
- Shared Restrooms
- High Ceiling Clearance Warehouse

Pricing

- The first-year base rent rate is \$11.00 per year per square foot (\$1,466.67 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$466.67 per month), resulting in all-in lease costs of \$1,933.33 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease (\$1,466.67) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$466.67.* Limited time, must sign 12-month minimum lease.**
- Tenants will also pay for their own electricity and garbage.

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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 \$13.00 per year per square foot (\$1,820.00 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$490.00 per month), resulting in all-in lease costs of \$ \$ 2,310.00 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease (\$1,820.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$490.00)* Limited time, must sign a 12-month minimum lease.**
- Tenants will also pay for their own electricity and garbage.



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Suite 5G



Amenities

- 800 SqFt.
- High Ceiling Clearance Warehouse
- Warehouse Space
- Assigned Outdoor Parking
- Shared Restrooms
- Security Fencing with Gated Entry

Pricing

- The first-year base rent rate is \$13.00 per year per square foot (\$866.67 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 \$1,100.00 per month for year 1 with 5% annual increases on base rent.
- Base rent for month 6 of the lease (\$866.67) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$233.33.* Limited time, must sign 12-month minimum lease.
- Tenants will also pay for their own electricity.



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Suite 6E

Amenities

- 800 SqFt.
- High Ceiling Clearance Warehouse
- Warehouse Space
- Assigned Outdoor Parking
- Security Fencing with Gated Entry

Pricing

- The first-year base rent rate is \$13.00 per year per square foot (\$866.67 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 \$1,100.00 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease (\$866.67 will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$233.33).***
Limited time, must sign 12-month minimum lease**
- 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 \$13.00 per year per square foot (\$2,816.67 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 \$3,575.00 per month for year 1 with 5% annual increases on base rent
- **Base rent for month 6 of the lease (\$2,816.67) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$758.33).*** Limited time, must sign 12-month minimum lease.**
- Tenants will also pay for their own electricity and



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Suite 6D



Amenities

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

Pricing

- The first-year base rent rate is \$13.00 per year per square foot (\$866.67 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 \$1,100.00 per month for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$866.67) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$233.33).* Limited time, must sign a 12-month minimum lease.
- Tenants will also pay for their own electricity and garbage.



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RV1

Amenities

- 625 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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RV11

Amenities

- 572 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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RV12

Amenities

- 1,188 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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RV13

Amenities

- 367 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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RV14

Amenities

- 302 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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RV23

Amenities

- 350 SqFt.
- Secured Parking
- RV Parking

Pricing

- \$85.00/month..



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Contact Us!

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GRID
PROPERTY
MANAGEMENT, LLC

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