



ATTENTION BROKERS
FOR LEASE

Silverton Road Industrial Park

3790 SILVERTON ROAD NE
SALEM, OR 97305

**Warehouse & Office Suites
with Private Restrooms**
Quick Access to I-5

SilvertonRoadIndustrialPark.com

Silverton Road Industrial Park

3790 SILVERTON ROAD NE
SALEM, OR 97305

PROPERTY OVERVIEW

- The Silverton Road Industrial Park is an industrial warehouse flex park nestled strategically in Salem's thriving business district.

With quick access to 1-5, this location is ideal for companies that need manufacturing or warehouse space.



SilvertonRoadIndustrialPark.com

Industrial Warehouse For Lease In Salem!

2,370
SQUARE FEET

\$15.80 /yr
RENT / SF

\$3,120.5
RENT

(971) 915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D1
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Located in Salem, OR on Silverton Road between I-5 and Lancaster Drive NE, the Silverton Road Industrial Park is ideal for companies that need office, retail, auto repair, warehouse, storage, light manufacturing, service, or production space.

The Silverton Road Industrial Park is made up of 7 buildings and comprises approximately 21,505 square feet of leasable space.

The Silverton 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 has 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite D1 is a total of 2,370 RSF. The suite has a private restrooms.

Suite D1 features one 12' drive-in roll-up doors and one standard entry door. The ceiling is vaulted with height in the warehouse area varying from 14' to 20'.

The suite has ample power, ample lighting, and gas heat.

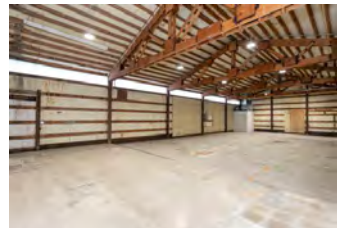
The first-year base rent rate is \$13.00 per year per square foot (\$2,567.50 per month), plus \$2.80 per year per square foot pro-rata allocation of triple net (NNN) costs (\$553.00 per month), resulting in all-in lease costs of \$3,120.50 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Off Street Parking
- Private Restroom
- Drive-In Roll-Up Door
- High Ceiling Clearance Warehouse

RENTAL TERMS

Rent	\$3,120.50
Security Deposit	\$4,000.00
Application Fee	\$0.00



View this listing online:



Showroom - Office - Warehouse - For Lease - Salem, OR

2,180
SQUARE FEET

\$15.80 /yr
RENT / SF

\$2,870.33
RENT

(971) 915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D2
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**

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

DESCRIPTION

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

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

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The Silverton 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 has 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite D2 is 2,180 RSF with ample warehouse space, a showroom, an office build-out, and a private restroom.

Suite D2 is in a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

1 grade-level roll-up door and 1 entry door.

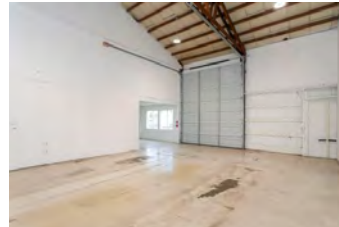
The first-year base rent rate is \$13.00 per year per square foot (\$2,361.67 per month), plus \$2.80 per year per square foot pro-rata allocation of triple net (NNN) costs (\$508.67 per month), resulting in all-in lease costs of \$2,870.33 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Off Street Parking
- Private Restroom
- Drive-In Roll-Up Door
- High Ceiling Clearance Warehouse

RENTAL TERMS

Rent	\$2,870.33
Security Deposit	\$2,700.00
Application Fee	\$0.00



View this listing online:



Silverton Road Industrial Park

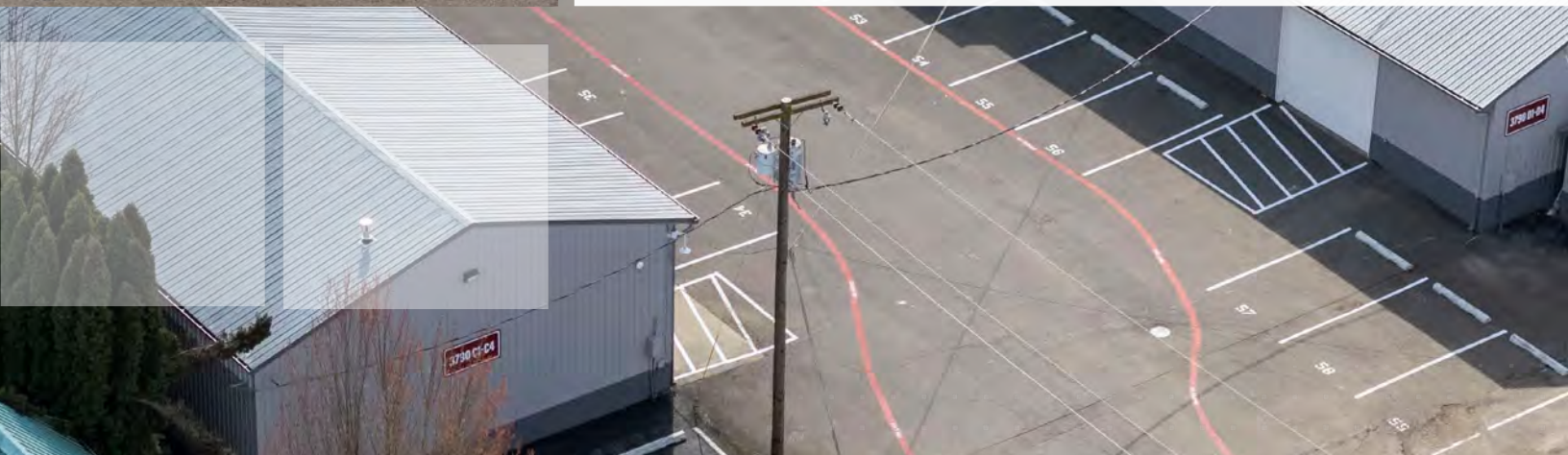
3790 SILVERTON ROAD NE
SALEM, OR 97305

WAREHOUSE SUITES W/PRIVATE RESTROOMS

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

LeasingTeam@GridPropertyManagement.com
971-915-7729

Individual suite information is available at
SilvertonRoadIndustrialPark.com



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