



ATTENTION BROKERS
FOR LEASE

Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

Suites Available!
Move-In Special Available!

ChemawaIndustrialPark.com



Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

PROPERTY OVERVIEW

- The Chemawa Industrial Park consists of eight buildings and comprises approximately 15,634 square feet of leasable space.
- The eight buildings have been divided into suites ranging in size from 510 rentable square feet to 1,700 rentable square feet.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.
- Ample on-site parking options.

Located just off of Salem Parkway, Chemawa Industrial Park boasts direct access to I-5. It's an ideal location for companies needing manufacturing or warehouse space.

- Warehouse space is ideal for light manufacturing and production.
- The property features site-wide digital camera security system with cloud storage.

LEASING PERK

Move-In Special Available!

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8!



ChemawaIndustrialPark.com

Industrial Space Available - 1,440 Rentable Square Feet – Keizer, OR

1,440
SQUARE FEET

\$13.63 /yr
RENT / SF

\$1,635.00
RENT

(541)981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

**1091 Chemawa Road North - Suite 2
Keizer, OR 97303**

COMMERCIAL TYPE: **Industrial**

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

DESCRIPTION

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

Located in Keizer just off 99W near the Salem Parkway and I-5, the Chemawa Industrial Park is ideal for companies that need warehouse, storage, light manufacturing, service, or production space.

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

Suite 02 is located in an insulated, metal-skinned wood-frame building with a pitched roof. The suite is a total of 1,440 RSF.

Suite 02 features two full-size drive-in roll-up doors, two standard entry doors, and an office buildout.

The suite has ample power, ample lighting, and gas heat. The tenant will have access to a shared restroom. All tenants have assigned parking.

Lease Highlights

- Base Rent: \$12.75/SF/year or \$1,530.00/month
- NNN Charges: \$3.00/SF/year or \$360.00/month
- All-In Rent: \$1,890.00/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 \$3,060.00 in year one)
- Effective All-In Rent for Year 1 is \$1,635.00/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 \$1,890.00/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 \$1,635.00 in Year 1.

Tenants will also pay for their own electricity, gas, and garbage.

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

Serious inquiries only. Courtesy to brokers.



AMENITIES

- Industrial
- Office Space
- High Ceiling Clearance Warehouse
- 2 Roll Up Doors

RENTAL TERMS

Rent	\$1,635
Security Deposit	\$2,500
Application Fee	\$0

View this listing online:



For Lease - Suite 4A – 1,120 RSF - \$1,283.33/ Month For Year 1

1,120
SQUARE FEET

\$15.75 /yr
RENT / SF

\$1,271.67
RENT

(541)981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 4A
Keizer, OR 97303

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **NOW**

DESCRIPTION

Move-In Special Available!

The Chemawa Industrial Park is an industrial warehouse flex park located just off Salem Parkway with direct access to I-5. This location is ideal for companies in need of manufacturing or warehouse space.

Suite 4A is in an industrial/office park with a handful of other tenants. It is in a metal butler-style, insulated, pitched-roof building featuring high interior ceilings and wide spans. The site includes shared restrooms.

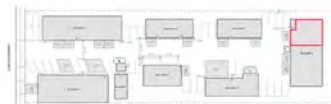
Suite 4A offers 1,120 RSF with ample warehouse space. The suite includes one roll-up door and one entry door.

Lease Highlights

- Base Rent: \$12.75/SF/year or \$1,190.00/month
- NNN Charges: \$3.00/SF/year or \$280.00/month
- All-In Rent: \$1,470.00/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also be responsible for their own electricity, gas, and garbage.

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,380.00 in year one)
- Effective All-In Rent for Year 1 is \$1,271.67/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end anytime.
- • Tenants will still pay the standard all-in rent of \$1,470.00/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 \$1,271.67 in Year 1.



AMENITIES

- Industrial Warehouse
- High Ceiling Clearance
- Shared Restrooms
- Industrial Park
- Warehouse Space

RENTAL TERMS

Rent	\$1,271.67
Security Deposit	\$1,800
Application Fee	\$0

View this listing online:



For Lease - Suite 8A – 1,530 RSF - \$1,657.50/ Month For Year 1

1,530
SQUARE FEET

\$13.00 /yr
RENT / SF

\$1,657.50
RENT

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www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 8A
Keizer, OR 97303

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **NOW**

For Lease - Suite 8A – 1,530 RSF - \$1,657.50/Month For Year 1

Move-In Special Available!

The Chemawa Industrial Park is an industrial warehouse flex park located just off Salem Parkway with direct access to I-5. This location is ideal for companies in need of manufacturing or warehouse space.

Suite 8A is in an industrial/office park with a handful of other tenants. It is in a metal butler-style, insulated, pitched-roof building featuring high interior ceilings and wide spans. The site includes shared restrooms.

Suite 8A features one full-size drive-in roll-up door, one standard entry door, and a 292 square foot office.

Lease Highlights

- Base Rent: \$12.00/SF/year or \$1,530.00/month
- NNN Charges: \$3.00/SF/year or \$382.50/month
- All-In Rent: \$1,912.50/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also be responsible for their own electricity, gas, and garbage.

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$3,060.00 in year one)
- Effective All-In Rent for Year 1 is \$1,657.50/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end anytime.
- • Tenants will still pay the standard all-in rent of \$1,912.50/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 \$1,657.50 in Year 1.

Courtesy to brokers.

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

AMENITIES

- Assigned Outdoor Parking
- High Ceiling Clearance
- Shared Restrooms
- Private Office

RENTAL TERMS

Rent	\$1,657.50
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



For Lease - Suite 1B – 1,500 RSF - \$1,718.75/ Month For Year 1

1,500
SQUARE FEET

\$13.75 /yr
RENT / SF

\$1,906.25
RENT

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www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North, #1B
Keizer, OR 97303

LEASE TYPE: **NNN** AVAILABLE: **NOW**

DESCRIPTION

Move-In Special Available!

The Chemawa Industrial Park is an industrial warehouse flex park located just off Salem Parkway with direct access to I-5. This location is ideal for companies in need of manufacturing or warehouse space.

Suite 1B is in an industrial/office park with a handful of other tenants. It is in a metal butler-style, insulated, pitched-roof building featuring high interior ceilings and wide spans. The site includes shared restrooms.

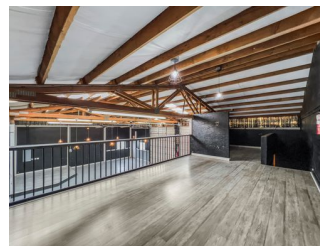
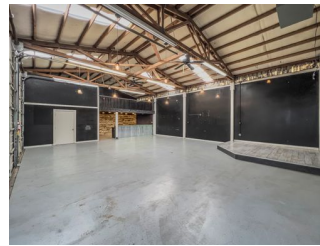
Suite 1B features 2-grade-level rollup doors and 1 entry door.

Lease Highlights

- Base Rent: \$14.70/SF/year or \$1,837.50/month
- NNN Charges: \$3.00/SF/year or \$375.00/month
- All-In Rent: \$2,212.50/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also be responsible for their own electricity, gas, and garbage.

Move-In Special Details

- Sign a lease for at least 24 Months
- Get **FREE** base rent for months 4 and 8 (save \$3,675.00 in year one)
- Effective All-In Rent for Year 1 is \$1,906.25/month after we apply the 2 months **FREE** base rent
- This is a limited-time offer for new tenants only and may end anytime.
- • Tenants will still pay the standard all-in rent of \$2,212.50/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 \$1,906.25 in Year 1.



Courtesy to brokers.

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

GridCommercialApp

AMENITIES

- 2 Roll Up Doors

RENTAL TERMS

Rent	\$1,906.25
Security Deposit	\$2,500.00
Application Fee	\$0.00

View this listing online:



Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

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

LeasingTeam@GridPropertyManagement.com
541-981-5257

Individual suite information is available at
ChemawaIndustrialPark.com



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