

**Month 3 Base Rent Free!**



**FOR LEASE!**

## Chemawa Industrial Park

1091 Chemawa Road North Keizer, OR 97303

*Suites Available!*

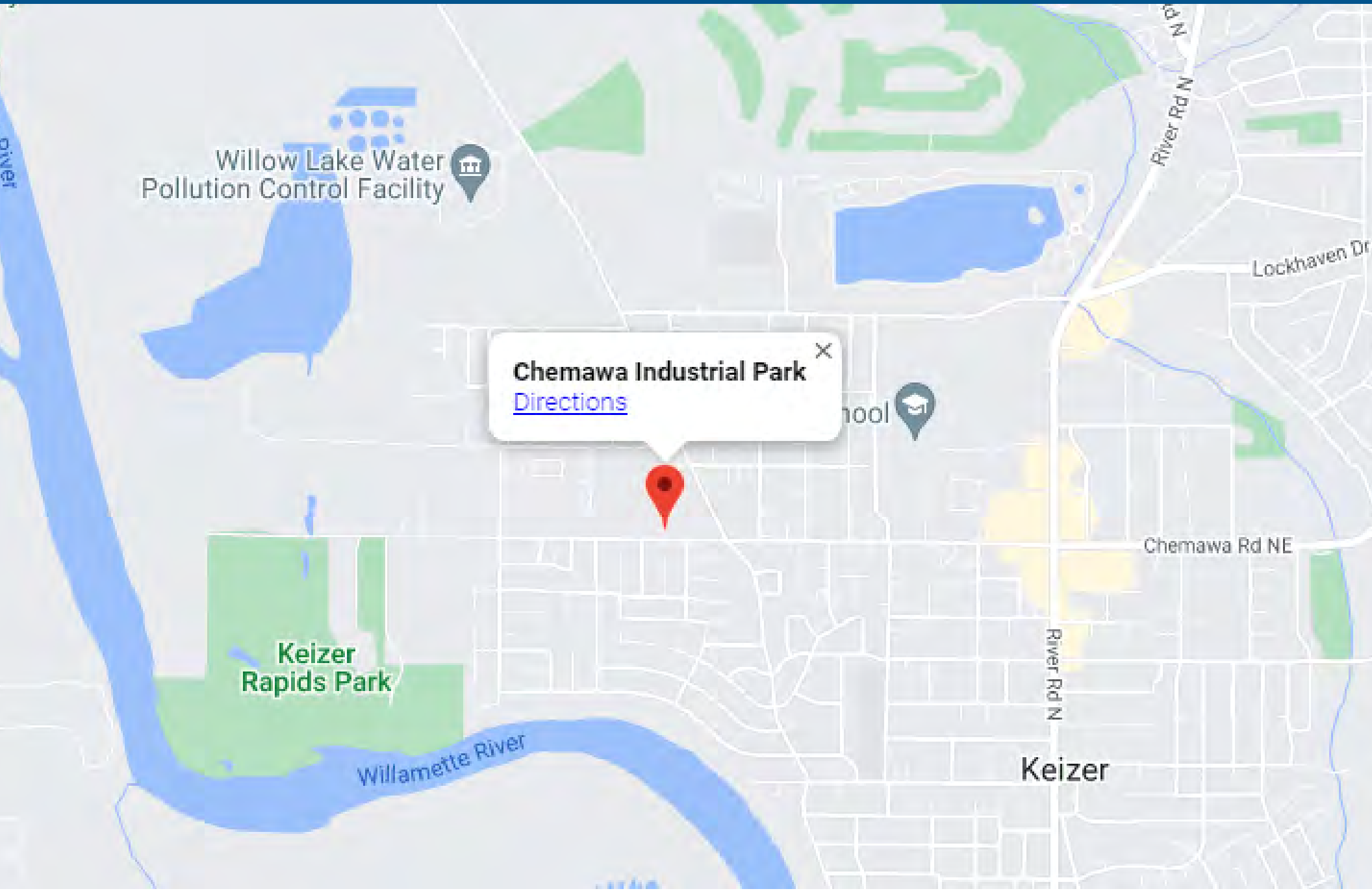
1091 Chemawa Road

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541-981-5257

[www.chemawaindustrialpark.com](http://www.chemawaindustrialpark.com)



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## Available Suites

- Suite 3A Available Now
- Suite 6 Available Now
- Suite 8A Available Now
- Suite 1B **LEASED!**



## PROPERTY FEATURES

- Made up of eight buildings and comprises approximately 15,634 square feet of leasable space.
- Located just off of Salem Parkway and has direct access to I-5, the Chemawa Industrial Park is ideal for companies that need manufacturing or warehouse space.
- All the buildings on the site are metal butler-style, insulated, pitched-roof structures with high interior ceilings and wide spans.
- The eight buildings have been divided into suites ranging in size from 510 rentable square feet to 1,700 rentable square feet.
- There is ample paved parking.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans
- Full site-wide digital camera security system with cloud storage

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## Suite 3A

### AMENITIES

- 864 RSF Industrial Warehouse Space
- 1 Roll Up Door
- High Ceiling Clearance

### PRICING

- The first-year base rent rate is \$13.00 per year per square foot (\$936.00 per month) plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs (\$205.20 per month), resulting in all-in lease costs of \$1,141.20 per month for year 1 with 5% annual increases on base rent. Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$936.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.
- Tenants will also pay for their own electricity, gas, and garbage.



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## Suite 6

### AMENITIES

- 1,248 RSF Industrial Warehouse Space
- High Ceiling Clearance Warehouse
- Shared Restrooms
- 1-grade-level rollup door and 1 entry door.

### PRICING

- The first-year base rent rate is \$13.00 per year per square foot (\$1,352.00 per month) plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs (\$296.40 per month), resulting in all-in lease costs of \$1,648.40 per month for year 1 with 5% annual increases on base rent.
- Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$1352.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.
- Tenants will also pay for their own electricity, gas, and garbage.



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## Suite 8A

### AMENITIES

- 1,530 RSF Industrial Warehouse Space
- High Ceiling Clearance Warehouse
- Shared Restrooms
- Warehouse Space

### PRICING

- The first-year base rent rate is \$13.00 per year per square foot (\$ 1,657.50 per month) plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs ( \$363.38 per month), resulting in all-in lease costs of \$2,020.88 per month for year 1 with 5% annual increases of base rent..
- Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$1,657.50), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.
- Tenants will also pay for their own electricity, gas, and garbage.



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Contact Us!

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