



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

For Lease - Suite 5 – 1,672 RSF - \$1,811.33/ Month For Year 1

1,672
SQUARE FEET

\$15.00 /yr
RENT / SF

\$1,811.33
RENT

(541)981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 5
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 5 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 5 offers 1,672 RSF with ample warehouse space. The suite includes three roll-up doors and one entry door.

Lease Highlights

- Base Rent: \$12.00/SF/year or \$1,672/month
- NNN Charges: \$3.00/SF/year or \$418/month
- All-In Rent: \$2,090/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 \$3,344 in year one)
- Effective All-In Rent for Year 1 is \$1,811.33/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.

AMENITIES

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

RENTAL TERMS

Rent	\$1,811.33
Security Deposit	\$2,500
Application Fee	\$0



View this listing online:



For Lease - Suite 3A – 864 RSF - \$990.00/Month For Year 1

864
SQUARE FEET

\$15.75 /yr
RENT / SF

\$990.00
RENT

(541)981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 3A
Keizer, OR 97303

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **6/01/25**

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 3A 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 3A offers 864 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 \$918.00/month
- NNN Charges: \$3.00/SF/year or \$216.00/month
- All-In Rent: \$1,134.00/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also be responsible for their own electricity, gas, and garbage.

Move-In Special Details

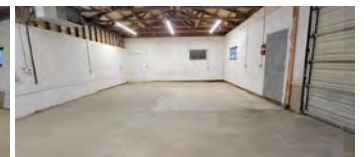
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$1,836.00 in year one)
- Effective All-In Rent for Year 1 is \$990.00/month after we apply the 2 months FREE base rent
- This is a limited time offer for new tenants only and may end at any time.

AMENITIES

- 1 Drive-In Roll Up Door
- High Ceiling Clearance
- Attached Office Space
- Shared Restrooms
- Industrial Park Warehouse

RENTAL TERMS

Rent	\$990.00
Security Deposit	\$1,800
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

\$1,283.33
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: **5/15/25**

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 \$1,283.33/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end anytime.

AMENITIES

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

RENTAL TERMS

Rent	\$1,283.33
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

(541)981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

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

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **6/19/25**

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.

Courtesy to brokers.

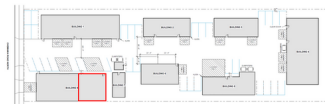
Click here to apply: <https://tinyurl.com/GridCommercialApp>

AMENITIES

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

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

\$1,718.75
RENT

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www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

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

LEASE TYPE: NNN AVAILABLE: 6/19/25

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: \$12.75/SF/year or \$1,593.75/month
- NNN Charges: \$3.00/SF/year or \$375.00/month
- All-In Rent: \$1,968.75/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 \$3,187.50 in year one)
- Effective All-In Rent for Year 1 is \$1,718.75/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end anytime.

Courtesy to brokers.

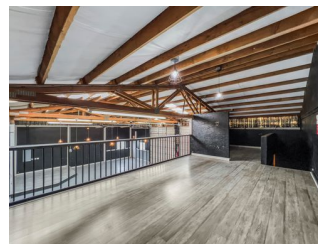
Click here to apply: <https://tinyurl.com/GridCommercialApp>

AMENITIES

- 2 Roll Up Doors

RENTAL TERMS

Rent	\$1,718.75
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



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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.