

Month 3 Base Rent Free!



FOR LEASE!

Chemawa Industrial Park

1091 Chemawa Road North Keizer, OR 97303

Suites Available!

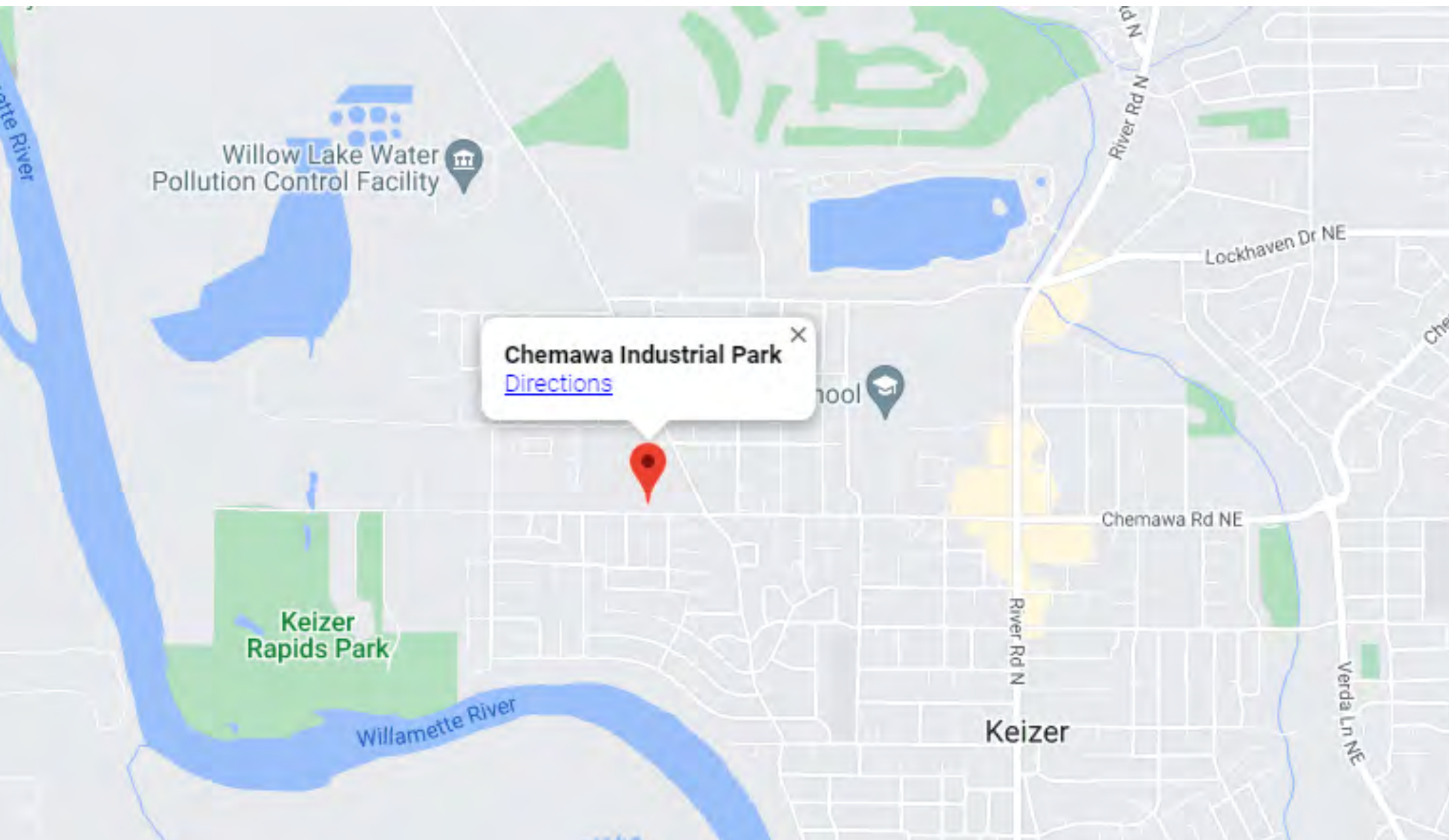
1091 Chemawa Road

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Available Suites

- Suite 02 Available 02/16/2024
- Suite 4A 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 02

AMENITIES

- 1,440 RSF Industrial Warehouse Space
- Office Space
- 2 Roll Up Doors
- High Ceiling Clearance
- Warehouse
- Industrial

PRICING

- The first-year base rent rate is \$14.50 per year per square foot (\$1,740.00 per month) plus \$2.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$330.00 per month), resulting in all-in lease costs of \$2,070.00 per month for year 1 with 5% annual increases on base rent.
- **The three month's base rent of \$1,740.00 will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 3 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.**
- Tenants will also pay for their own electricity, gas, and garbage.

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Suite 4A

AMENITIES

- 1,120 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 \$14.00 per year per square foot (\$1,306.67 per month), plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$256.67 per month), resulting in all-in lease costs of \$1,563.34 per month for year 1 with 5% annual increases on base rent.
- **The three month's base rent of \$1,306.67 will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 3 of the lease, all other months will be charged as normal. *Must sign a least a 12-month 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 \$14.00 per year per square foot (\$1,785.00 per month) plus \$2.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$350.63 per month), resulting in all-in lease costs of \$2,135.63 per month for year 1 with 5% annual increases on base rent.
- **The three month's base rent of \$1,785.00 will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 3 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.**
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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.