



For Lease

## Silverton Road Industrial Park

3790 Silverton Rd NE Salem, OR 97305  
**Warehouse Suites & Private Restrooms**

# 3790 Silverton Rd NE

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LeasingTeam@GridPropertyManagement.com  
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## Available Suites

### RECENTLY RENOVATED SUITES NOW AVAILABLE:

- Suite B1 - Available Now 1,683 RSF
- Suite B2 - Available Now 1,122 RSF
- Suite C1 - Available Now 1,654 RSF
- Suite C3 - Available Now 2,810 RSF
- Suite C4 - Available Now 1,750 RSF

### PROPERTY FEATURES

- The Silverton Road Industrial Park is an industrial warehouse flex park nestled strategically in Salem's thriving business district. With quick access to I-5, this location is ideal for companies that need manufacturing or warehouse space.



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## Suite B1

### Amenities

- Off Street Parking
- Large Windows
- Private Restroom

### Pricing

- The first-year base rent rate is \$17.00 per year per square foot (\$2,384.25 per month), plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$420.75 per month), resulting in all-in lease costs of \$2,805.00 per month for year 1 with 5% annual increases on base rent.
- The tenant pays for all utilities (water, sewer, gas, electric, garbage).
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.



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## Suite B2

### Amenities

- Private Restroom
- Off Street Parking
- Large Windows



### Pricing

- The first-year base rent rate is \$17.00 per year per square foot ( \$1,589.50 per month), plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs ( \$280.50 per month), resulting in all-in lease costs of \$1,870.00 per month for year 1 with 5% annual increases on base rent.
- The tenant pays for all utilities (water, sewer, gas, electric, garbage).
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

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## Suite C1

### Amenities

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



### Pricing

- The first-year base rent rate is \$15.00 per year per square foot (\$2,067.50 per month), plus \$3 per year per square foot pro-rata allocation of triple net (NNN) costs (\$413.50 per month), resulting in all-in lease costs of \$2,481.00 per month for year 1 with 5% annual increases on base rent.
- The tenant pays for all utilities (water, sewer, gas, electric, garbage).
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

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## Suite C3

### Amenities

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



### Pricing

- The first-year base rent rate is \$15.00 per year per square foot (\$3,512.50 per month), plus \$3 per year per square foot pro-rata allocation of triple net (NNN) costs (\$702.50 per month), resulting in all-in lease costs of \$4,215.00 per month for year 1 with 5% annual increases on base rent.
- The tenant pays for all utilities (water, sewer, gas, electric, garbage).
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

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## Suite C4

### Amenities

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



### Pricing

- The first-year base rent rate is \$15.00 per year per square foot (\$2,187.50 per month), plus \$3 per year per square foot pro-rata allocation of triple net (NNN) costs (\$437.50 per month), resulting in all-in lease costs of \$2,625.00 per month for year 1 with 5% annual increases on base rent.
- The tenant pays for all utilities (water, sewer, gas, electric, garbage).
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.



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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.