



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
971-915-7729

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Available Suites

RECENTLY RENOVATED SUITES NOW AVAILABLE:

- Suite B1 - Available Now 1,775 RSF
- Suite B2 - Available Now 1,190 RSF
- Suite C1 - Available Now 1,730 RSF
- Suite C3 - Available Now 2,820 RSF
- Suite C4 - Available Now 1,860 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 \$16.00 per year per square foot (\$ 2,366.67 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$443.75 per month), resulting in all-in lease costs of \$ 2,810.42 per month for year 1 with 5% annual increases of 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 \$16.00 per year per square foot (\$1,586.67 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$297.50 per month), resulting in all-in lease costs of \$1,884.17 per month for year 1 with 5% annual increases of 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 \$12.50 per year per square foot (\$1,802.08 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$432.50 per month), resulting in all-in lease costs of \$ 2,234.58 per month for year 1 with 5% annual increases of base rent.
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- 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 \$13.75 per year per square foot (\$3,231.25 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$705.00 per month), resulting in all-in lease costs of \$ \$3,936.25 per month for year 1 with 5% annual increases of 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 \$13.75 per year per square foot (\$2,131.25 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$465.00 per month), resulting in all-in lease costs of \$ \$2,596.25 per month for year 1 with 5% annual increases of 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.