



ATTENTION BROKERS
FOR LEASE

Silverton Road Industrial Park

3790 SILVERTON ROAD NE
SALEM, OR 97305

**Warehouse & Office Suites
with Private Restrooms**
Quick Access to I-5

SilvertonRoadIndustrialPark.com

Silverton Road Industrial Park

3790 SILVERTON ROAD NE
SALEM, OR 97305

PROPERTY OVERVIEW

- The Silverton Road Industrial Park is an industrial warehouse flex park nestled strategically in Salem's thriving business district.

With quick access to 1-5, this location is ideal for companies that need manufacturing or warehouse space.



SilvertonRoadIndustrialPark.com

Industrial Warehouse For Lease In Salem!

2,370
SQUARE FEET

\$13.80 /yr
RENT / SF

\$2,692.58
RENT

(971) 915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D1
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

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

Located in Salem, OR on Silverton Road between I-5 and Lancaster Drive NE, the Silverton Road Industrial Park is ideal for companies that need office, retail, auto repair, warehouse, storage, light manufacturing, service, or production space.

The Silverton Road Industrial Park is made up of 7 buildings and comprises approximately 21,505 square feet of leasable space.

The Silverton Road Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping. The site has 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite D1 is a total of 2,370 RSF. The suite has a private restrooms.

Suite D1 features one 12' drive-in roll-up doors and one standard entry door. The ceiling is vaulted with height in the warehouse area varying from 14' to 20'.

The suite has ample power, ample lighting, and gas heat.

All tenants have assigned parking.

Lease Highlights

- Base Rent: \$13.00/SF/year \$2,567.50/month
- NNN Charges: \$2.80/SF/year or \$553.00/month
- All-In Rent: \$3,120.50/month
- Annual Increase: 5% Increase in Base Rent

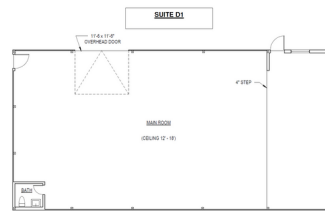
Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$5,135.00 in year one)
- Effective All-In Rent for Year 1 is \$2,692.58/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.

HVAC maintenance and repair is the responsibility of the property owner.

Tenants will also pay for their own electricity, gas, and garbage.

Serious inquiries only. Courtesy to brokers.



AMENITIES

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

RENTAL TERMS

Rent	\$2,692.58
Security Deposit	\$4,000.00
Application Fee	\$0.00

View this listing online:



2,090 RSF Warehouse for Lease - Roll Up Door - Salem, OR

2,090
SQUARE FEET

\$13.80 /yr
RENT / SF

\$2,374.47
RENT

(971) 915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite C2
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **5/15/25**

DESCRIPTION

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

Available from Grid Property Management, LLC:

The Silverton Road Industrial Park is an industrial warehouse flex park nestled strategically in Salem's thriving business district. With quick access to 1-5, this location is ideal for companies that need manufacturing or warehouse space.

Suite C2 is 2,090 RSF with ample warehouse space and a private restroom.

Suite C2 is in a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

Two grade-level roll-up doors and 3 entry doors.

This suite is in an industrial/office park with a handful of other tenants.

Power Phase: Pending

Lease Highlights

- Base Rent: \$13.00/SF/year \$2,264.17/month
- NNN Charges: \$2.80/SF/year or \$487.67/month
- All-In Rent: \$2,751.83/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$4,528.34 in year one)
- Effective All-In Rent for Year 1 is \$2,374.47/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.

Tenants will also pay for their own electricity, gas, internet, phone, and garbage.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

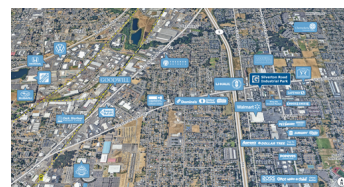
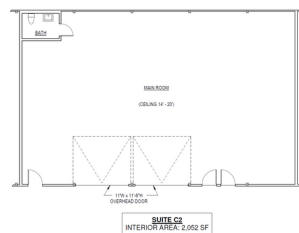
Serious inquiries only. Courtesy to brokers.

AMENITIES

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

RENTAL TERMS

Rent	\$2,374.47
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



Industrial Space Available – 2,820 Rentable Square Feet – Salem, OR

2,820
SQUARE FEET

\$13.80 /yr
RENT / SF

\$3,203.83
RENT

(971) 915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite C3
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **7/22/25**

DESCRIPTION

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

Located in Salem, OR on Silverton Road between I-5 and Lancaster Drive NE, the Silverton Road Industrial Park is ideal for companies that need office, retail, auto repair, warehouse, storage, light manufacturing, service, or production space.

The Silverton Road Industrial Park is made up of 7 buildings and comprises approximately 21,505 square feet of leasable space.

The Silverton Road Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping. The site has 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite C3 is a total of 2,820 RSF. The suite has a private restroom.

Suite C3 features five 12' drive-in roll-up doors and one standard entry door. The ceiling is vaulted with height in the warehouse area varying from 14' to 20'.

The suite has ample power, ample lighting, and gas heat.

All tenants have assigned parking.

Lease Highlights

- Base Rent: \$13.00/SF/year \$3,055.00/month
- NNN Charges: \$2.80/SF/year or \$658.00/month
- All-In Rent: \$3,713.00/month
- Annual Increase: 5% Increase in Base Rent

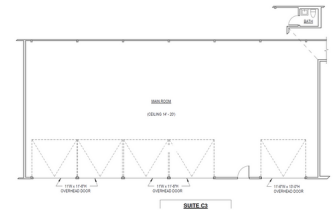
Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$6,110 in year one)
- Effective All-In Rent for Year 1 is \$3,203.83/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.

HVAC maintenance and repair is the responsibility of the property owner.

Tenants will also pay for their own electricity, gas, internet, phone, and garbage.

Serious inquiries only. Courtesy to brokers.



AMENITIES

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

RENTAL TERMS

Rent	\$3,203.83
Security Deposit	\$4,800
Application Fee	\$0

View this listing online:



Silverton Road Industrial Park

3790 SILVERTON ROAD NE
SALEM, OR 97305

WAREHOUSE SUITES W/PRIVATE RESTROOMS

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
971-915-7729

Individual suite information is available at
SilvertonRoadIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.