



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 – 2,000 RSF – Salem Business District

2,000
SQUARE FEET

\$16.50 /yr
RENT / SF

\$2,750
RENT

(971)-915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D4
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **11/8/24**

DESCRIPTION

Available from Grid Property Management, LLC.

View full marketing details on the website:
www.SilvertonRoadIndustrialPark.com

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 D4 has a total of 2,000 RSF. The suite has a private restroom.

Suite D4 features one 12' drive-in roll-up door 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.

AMENITIES

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

RENTAL TERMS

Rent	\$2,750
Security Deposit	\$3,400
Application Fee	\$0



View this listing online:



Showroom - Office - Warehouse - For Lease - Salem, OR

2,180
SQUARE FEET

\$16.75 /yr
RENT / SF

\$3,042.92
RENT

(971)-915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D2
Salem, OR 97305

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **1/17/25**

DESCRIPTION

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

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Suite D2 is 2,180 RSF with ample warehouse space, a showroom, an office build-out, and a private restroom.

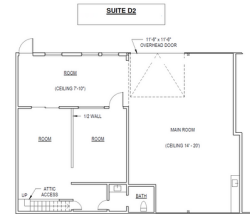
The first-year base rent rate is \$13.75 per year per square foot (\$2,497.92 per month), plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$545.00 per month), resulting in all-in lease costs of \$3,042.92 per month for year 1 with 5% annual increases on base rent.

AMENITIES

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

RENTAL TERMS

Rent	\$3,042.92
Security Deposit	\$2,700.00
Application Fee	\$0.00



View this listing online:



Industrial Warehouse For Lease In Salem!

2,370
SQUARE FEET

\$16.50 /yr
RENT / SF

\$3,258.75
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

Available from Grid Property Management, LLC.

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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'.

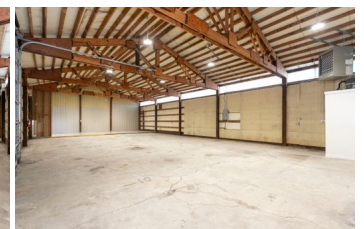
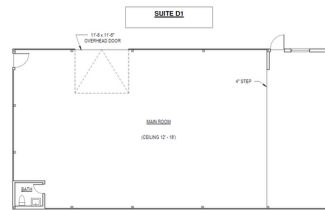
The suite has ample power, ample lighting, and gas heat.

AMENITIES

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

RENTAL TERMS

Rent	\$3,258.75
Security Deposit	\$4,000.00
Application Fee	\$0.00



View this listing online:



Industrial Warehouse – 2,100 RSF – Salem Business District

2,100
SQUARE FEET

\$16.50 /yr
RENT / SF

\$2,887.5
RENT

(971)-915-7729
www.SilvertonRoadIndustrialPark.com



PROPERTY ADDRESS

3790 Silverton Rd. NE - Suite D3
Salem, OR 97305

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

DESCRIPTION

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

Suite D3 is a total of 2,100 RSF. The suite has a private restrooms.

Suite D3 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'.

AMENITIES

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

RENTAL TERMS

Rent	\$2,887.50
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



Silverton Road Industrial Park

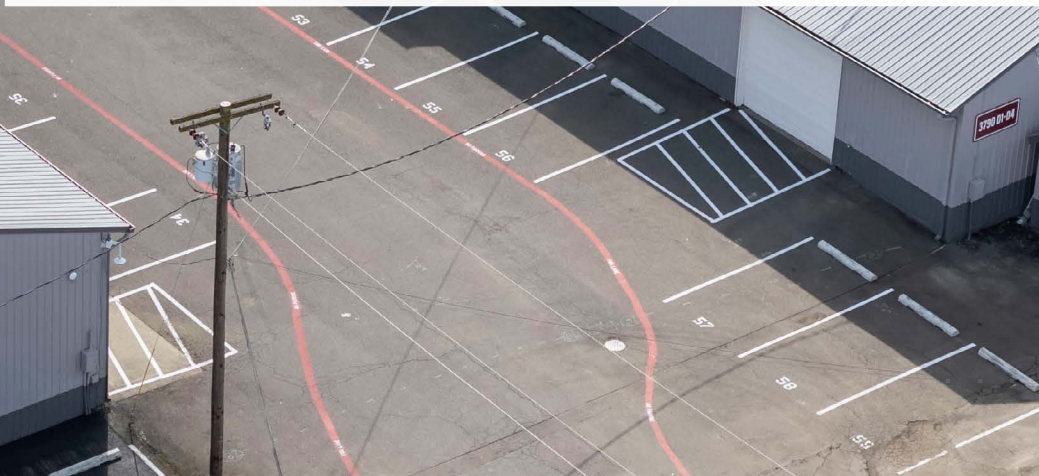
3790 SILVERTON ROAD NE
SALEM, OR 97305

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.