



ATTENTION BROKERS
FOR LEASE

Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

Suites Available!
Month 3 Base Rent FREE

ChemawaIndustrialPark.com



Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

PROPERTY OVERVIEW

- The Chemawa Industrial Park consists of eight buildings and comprises approximately 15,634 square feet of leasable space.
- The eight buildings have been divided into suites ranging in size from 510 rentable square feet to 1,700 rentable square feet.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.
- Ample on-site parking options.

Located just off of Salem Parkway, Chemawa Industrial Park boasts direct access to I-5. It's an ideal location for companies needing manufacturing or warehouse space.

- Warehouse space is ideal for light manufacturing and production.
- The property features site-wide digital camera security system with cloud storage.

LEASING PERK

Base rent on all units is FREE for Month 3
Tenants must pay all operating expenses due for that month.



ChemawaIndustrialPark.com

Industrial Space Available - 1,530 Rentable Square Feet – Keizer, OR

1,530
SQUARE FEET

\$14.85 /yr
RENT / SF

\$1,893.38
RENT

(541) -981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 8A
Keizer, OR 97303

COMMERCIAL TYPE: Industrial
LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

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

Located in Keizer just off 99W near the Salem Parkway and I-5, the Chemawa Industrial Park is ideal for companies that need warehouse, storage, light manufacturing, service, or production space.

The Chemawa Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

Suite 8A is located in an insulated, metal-skinned wood-frame building with a pitched roof. The suite is a total of 1,530 RSF.

The suite has ample power, ample lighting, and gas heat. The tenant will have access to a shared restroom. All tenants have assigned parking.

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$12.00 per year per square foot (\$1,530.00 per month) plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs (\$363.38 per month), resulting in all-in lease costs of \$1,893.38 per month for year 1 with 5% annual increases of base rent.

Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$1,530.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.

AMENITIES

- High Ceiling Clearance Warehouse
- Private Office
- Shared Restrooms
- Assigned Outdoor Parking

RENTAL TERMS

Rent	\$1,893.38
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



Office Space - 510 RSF - Fully Remodeled - Keizer, OR

510
SQUARE FEET

\$20.10 /yr
RENT / SF

\$854.25
RENT

(541) -981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 7
Keizer, OR 97303

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

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

The Chemawa Industrial Park is made up of eight buildings and comprises approximately 15,634 square feet of leasable space.

Located just off of Salem Parkway with direct access to 99W and I-5, the Chemawa Industrial Park is ideal for companies that need manufacturing or warehouse space.

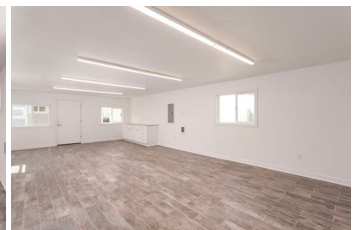
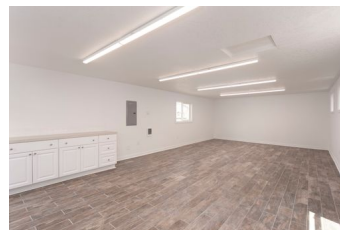
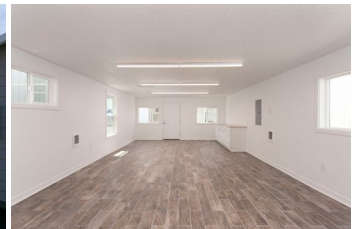
The buildings on the site are metal butler-style, insulated, pitched-roof structures with high interior ceilings and wide spans.

Suite 7 is an office unit made up of 510 rentable square feet.

Suite 7 has direct access to shared restrooms and has ample paved parking.

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$17.25 per year per rentable square foot (\$733.13 per month) plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs (\$121.13 per month), resulting in all-in lease costs of \$854.25 per month for year 1 with 7% annual increases to base rent for each year thereafter.



AMENITIES

- Modern Office Build-Out
- Shared Restrooms
- Assigned Outdoor Parking
- Quick Freeway Access

RENTAL TERMS

Rent	\$854.25
Security Deposit	\$1,500.00
Application Fee	\$0.00

View this listing online:



Double Roll Up Door - Warehouse - Keizer, OR

1,672
SQUARE FEET

\$14.85 /yr
RENT / SF

\$2,069.1
RENT

(541) -981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 5
Keizer, OR 97303

COMMERCIAL TYPE: Industrial

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

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

The Chemawa Industrial Park is an industrial warehouse flex park 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.

Suite 5 has 1,672 RSF with ample warehouse space.

The site has shared restrooms.

Suite 5 is in a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

3 roll-up doors, and 1 entry door.

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

The first-year base rent rate is \$12.00 per year per square foot (\$1,672.00 per month), plus \$2.85 per year per square foot pro-rata allocation of triple net (NNN) costs (\$397.10 per month), resulting in all-in lease costs of \$2,069.10 per month for year 1 with 5% annual increases on base rent.

Base rent for month 3 of the lease (\$1,672.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 3 of the lease (\$397.10). * Limited time, must sign a 12-month minimum lease.

AMENITIES

- High Ceiling Clearance
- Warehouse
- Shared Restrooms
- warehouse space

RENTAL TERMS

Rent	\$2,069.10
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



Chemawa Industrial Park

1091 CHEMAWA ROAD
NORTH KEIZER, OR 97303

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

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

LeasingTeam@GridPropertyManagement.com
541-981-5257

Individual suite information is available at
ChemawaIndustrialPark.com



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