



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

864 RSF Warehouse - Keizer, OR

864
SQUARE FEET

\$15.75 /yr
RENT / SF

\$1,134
RENT

(541) 981-5257
www.ChemawaIndustrialPark.com



PROPERTY ADDRESS

1091 Chemawa Road North - Suite 3A
Keizer, OR 97303

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **7/15/25**

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 3A is located in a Butler-style metal skinned insulated building with a pitched roof. The suite is a total of 864 RSF.

Suite 3A features 1 full-size, drive-in, roll-up door, and one standard entry door.

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

The first-year base rent rate is \$12.75 per year per square foot (\$918.00 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$216.00 per month), resulting in all-in lease costs of \$1,134.00 per month for year 1 with 5% annual increases on base rent.

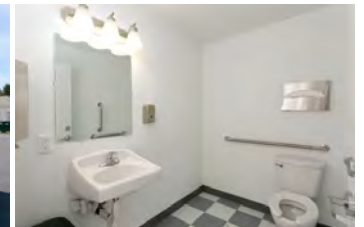
Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$918.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.

AMENITIES

- 1 Drive-In Roll Up Door
- High Ceiling Clearance Warehouse
- Attached Office Space
- Shared Restrooms
- industrial park

RENTAL TERMS

Rent	\$1,134
Security Deposit	\$1,800
Application Fee	\$0



View this listing online:



Double Roll Up Door - Warehouse - Keizer, OR

1,672
SQUARE FEET

\$14.85 /yr
RENT / SF

\$2,090.00
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 \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$418.00 per month), resulting in all-in lease costs of \$2,090.00 per month for year 1 with 5% annual increases on base rent.

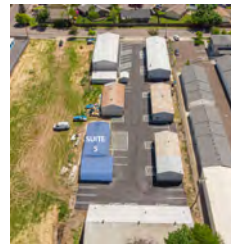
Base rent for month 3 of the lease (\$1,672.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 3 of the lease (\$418.00). * Limited time, must sign a 12-month minimum lease.

AMENITIES

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

RENTAL TERMS

Rent	\$2,090.00
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.