



ATTENTION BROKERS  
**FOR LEASE**

## **Boone Industrial Park**

3630 BOONE ROAD  
SALEM, OR 97317

An aerial photograph of an industrial park. In the foreground, a large white building with a green metal roof and two large white garage doors is highlighted with a white rectangular border. The building is situated on a paved lot with white parking lines and a red boundary line. In the background, there are several other industrial buildings with white and grey siding and red roofs. A parking lot with several cars is visible. The overall scene is well-lit, suggesting a clear day.

**Office, Industrial Suites,  
and RV Storage**  
Conveniently Located Right Off I-5

[BooneRoadIndustrialPark.com](http://BooneRoadIndustrialPark.com)

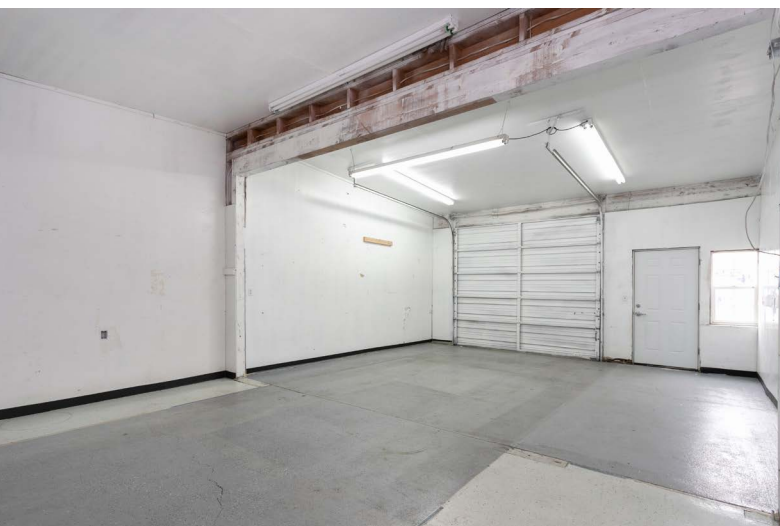
# Boone Industrial Park

3630 BOONE ROAD  
SALEM, OR 97317

## PROPERTY OVERVIEW

- The Boone Industrial Park features six buildings comprising approximately 23,626 square feet of leasable space. The industrial park consists of office and industrial suites that range in size from 770 RSF to 1,680 RSF feet.
- Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Each suite has its own electrical panel. The suites have access to shared restrooms. Many of the warehouse suites contain office build-outs.
- The park also includes secure RV parking spaces available for lease.

Located right off of I-5, the Boone Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.



[BooneRoadIndustrialPark.com](http://BooneRoadIndustrialPark.com)

# Industrial Space Available - 1,680 Rentable Square Feet – Salem, OR

**1,680**  
SQUARE FEET

**\$15.50 /yr**  
RENT / SF

**\$2,170**  
RENT

(971) 273-2465  
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 5C  
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Available from Grid Property Management, LLC.

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

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

Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for companies that need light manufacturing or warehouse space.

The Boone 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 is fully fenced and has a controlled-access entry gate for additional security.

Suite 5C is located in an insulated wood-frame building with a pitched roof. The suite is a total of 1,680 RSF. Suite 5C features two full-size, drive-in roll-up doors and one standard entry door.

The suite has ample power, ample lighting, and electric heat. The tenant will have access to a shared restroom.

All tenants have assigned parking in this fully-fenced, secure, code-access only site.

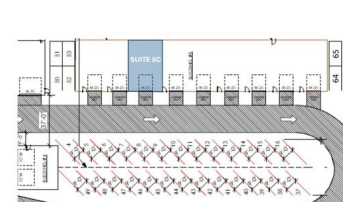
One-year minimum lease. Extensions beyond one year are available.

AMENITIES

- High Ceiling Clearance Warehouse
- warehouse space
- Secured Entry
- Shared Restrooms
- Double bay

RENTAL TERMS

Rent	\$2,170
Security Deposit	\$3,000
Application Fee	\$0



View this listing online:



# 800 RSF Warehouse for Lease - Security Fencing - Salem, OR

**800**  
SQUARE FEET

**\$1.36** /mo  
RENT / SF

**\$1,086.67**  
RENT

(971) 273-2465  
www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 5F  
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: 9/17/24

DESCRIPTION

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

Available from Grid Property Management, LLC:

Industrial Warehouse Space Available - 800 RSF – Salem, OR

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

The Boone Industrial Park recently underwent a series of site-wide renovations that included parking lot coating, painting, site wide-security cameras, exterior light updates, and interior suite renovations.

Suite 5F is located in a Butler-style metal skinned building with a pitched roof. The suite is a total of 800 RSF.

Suite 5F features a full-size, drive-in, roll-up door, and one standard entry door. The suite also has an existing build-out that could easily be converted to an interior office.

The suite has ample power, ample lighting, and electric heat. The tenant will have access to a shared restroom.

Power Details: Pending

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

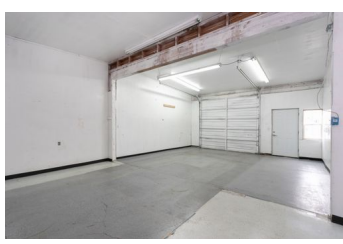
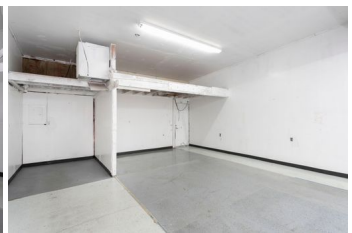
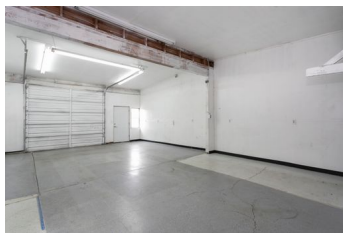
The first-year base rent rate is \$12.80 per year per square foot (

AMENITIES

- High Ceiling Clearance Warehouse
- warehouse space
- Shared Restrooms
- Assigned Outdoor Parking
- Security Fencing with Gated Entry

RENTAL TERMS

Rent	\$1,086.67
Security Deposit	\$1,500.00
Application Fee	\$0.00



View this listing online:



# Industrial Space Available – 2,600 Rentable Square Feet – Salem, OR

**2,600**  
SQUARE FEET

**\$15.50 /yr**  
RENT / SF

**\$3,358.33**  
RENT

(971) 273-2465

www.BooneRoadIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6H  
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Available from Grid Property Management, LLC.

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

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

Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for companies that need light manufacturing or warehouse space.

The Boone 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 is fully fenced and has a controlled-access entry gate for additional security.

Suite 6H is located in an insulated wood-frame building with a pitched roof. The suite is a total of 2,600 RSF. Suite 6H features two full-size drive-in roll-up doors and one standard entry door.

The suite has ample power, ample lighting, and electric heat. The tenant will have access to a shared restroom.

All tenants have assigned parking in this fully-fenced, secure, code-access only site.

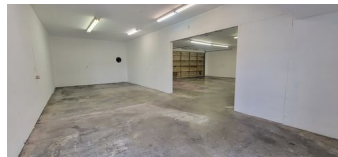
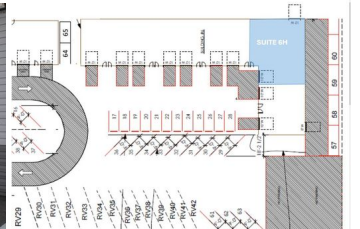
One-year minimum lease. Extensions beyond one year are available.

AMENITIES

- High Ceiling Clearance Warehouse
- Shared Restrooms
- warehouse space
- 2 Roll Up Doors
- Secured Entry

RENTAL TERMS

Rent	\$3,358.33
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



# RV37 Parking Space Available for Lease- Salem, OR

**1,020**  
SQUARE FEET

**\$0.88 /yr**  
RENT / SF

**\$75**  
RENT

(971) 273-2465  
[www.BooneRoadIndustrialPark.com](http://www.BooneRoadIndustrialPark.com)



## PROPERTY ADDRESS

3630 Boone Rd - RV37  
Salem, OR 97317

LEASE TYPE: **Gross**      AVAILABLE: **6/28/24**

## DESCRIPTION

View the Full Property Website here:  
<https://www.booneroadindustrialpark.com/>

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

Located just off of Kuebler Road in South Salem with direct access to I-5, the Boone Road Industrial Park is ideal for individuals needing secure parking for RVs, boats, or vehicles.

The Boone 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 is fully fenced and has a controlled-access entry gate for additional security.

RV 37 is an exterior uncovered storage area ideal for vehicles, RVs, truck or trailer parking, or equipment storage. The parking surface is gravel.

The space is 19.9 feet wide by roughly 51.3 feet long.

Lease rate is \$75.00/month on a month-to-month lease

View the Full Property Website here:  
<https://www.booneroadindustrialpark.com/>

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

## AMENITIES

- Perimeter Fencing
- Trailer Parking
- Car parking
- RV Parking
- Secured Parking

## RENTAL TERMS

Rent	\$75
Security Deposit	\$0
Application Fee	\$0



# Boone Industrial Park

3630 BOONE ROAD  
SALEM, OR 97317

OFFICE, INDUSTRIAL SUITES, RV STORAGE

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

LeasingTeam@GridPropertyManagement.com  
971-273-2465

Individual suite information is available at  
[BooneRoadIndustrialPark.com](http://BooneRoadIndustrialPark.com)



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