



ATTENTION BROKERS
FOR LEASE

Boone Industrial Park

3630 BOONE ROAD
SALEM, OR 97317



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

BooneRoadIndustrialPark.com

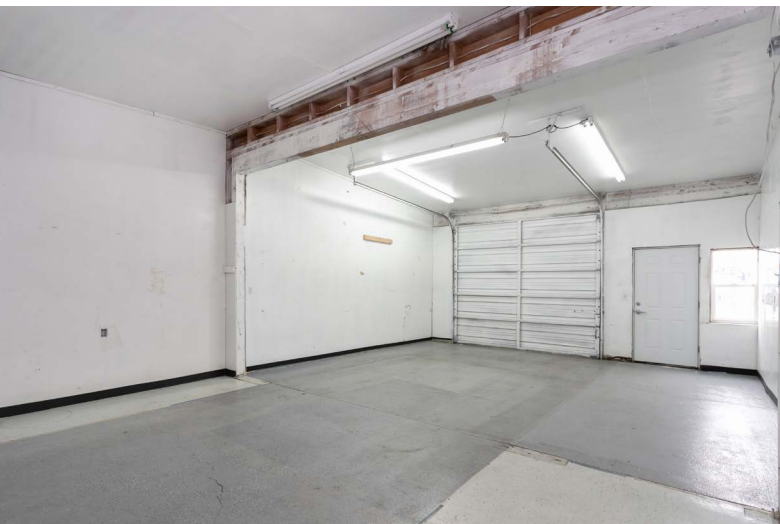
Boone Industrial Park

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

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

1,680
SQUARE FEET

\$15.25 /yr
RENT / SF

\$2,135
RENT

(971) 273-2465
www.BooneIndustrialPark.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/GridPMAplication>

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.

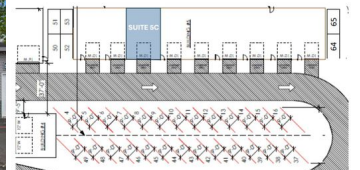
One-year minimum lease. Extensions beyond one year are available.

AMENITIES

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

RENTAL TERMS

Rent	\$2,135
Security Deposit	\$3,000
Application Fee	\$0



View this listing online:



Industrial Warehouse Space Available - 1,600 RSF – Salem, OR

1,600
SQUARE FEET

\$15.75 /yr
RENT / SF

\$2,100
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 5B
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: 12/20/24

DESCRIPTION

Available from Grid Property Management, LLC:

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

View full marketing details at
www.BooneRoadIndustrialPark.com

Industrial Warehouse Space Available - 1,600 RSF – Salem, OR

Located just off of Salem Parkway with direct access to I-5, the Boone Road 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.

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

Suite 5B is located in a wood-frame building with a pitched roof. The suite is a total of 1,600 RSF.

Suite 5B 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.

Power Details: Pending

AMENITIES

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

RENTAL TERMS

Rent	\$2,100
Security Deposit	\$3,000
Application Fee	\$0



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

800
SQUARE FEET

\$1.33 /mo
RENT / SF

\$1,066.67
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 5F
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: 9/17/24

DESCRIPTION

Available from Grid Property Management, LLC:
Click here to apply: <https://tinyurl.com/GridPMAApplication>

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.

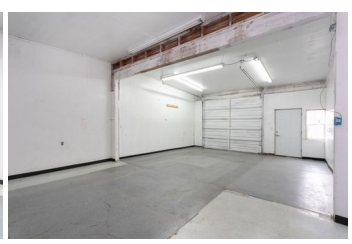
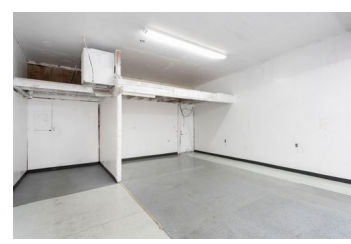
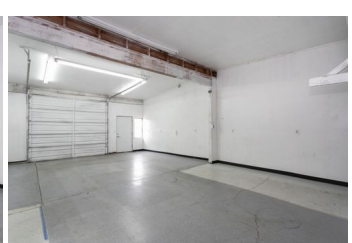
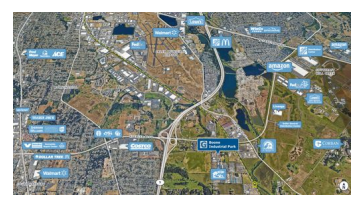
The first-year base rent rate is \$12.50 per year per square foot

AMENITIES

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

RENTAL TERMS

Rent	\$1,066.67
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

\$15.25 /yr
RENT / SF

\$3,304.17
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - 6H
Salem, OR 97317

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Available from Grid Property Management, LLC.

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

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.

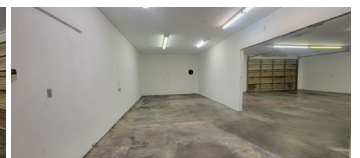
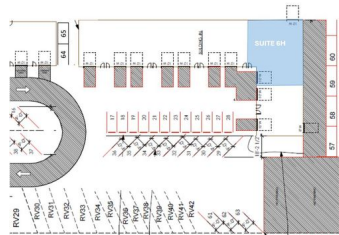
The first-year base rent rate is \$11.75 per year per square foot (\$2,545.83 per month) plus \$3.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$758.33 per month).

AMENITIES

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

RENTAL TERMS

Rent	\$3,304.17
Security Deposit	\$0.00
Application Fee	\$0.00



RV37 Parking Space Available for Lease- Salem, OR

1,020
SQUARE FEET

\$0.88 /yr
RENT / SF

\$75
RENT

(971) 273-2465
www.BooneIndustrialPark.com



PROPERTY ADDRESS

3630 Boone Rd - RV37
Salem, OR 97317

LEASE TYPE: **Gross** AVAILABLE: **Now**

DESCRIPTION

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

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

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/GridPMAApplication>

AMENITIES

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

RENTAL TERMS

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



Boone Industrial Park

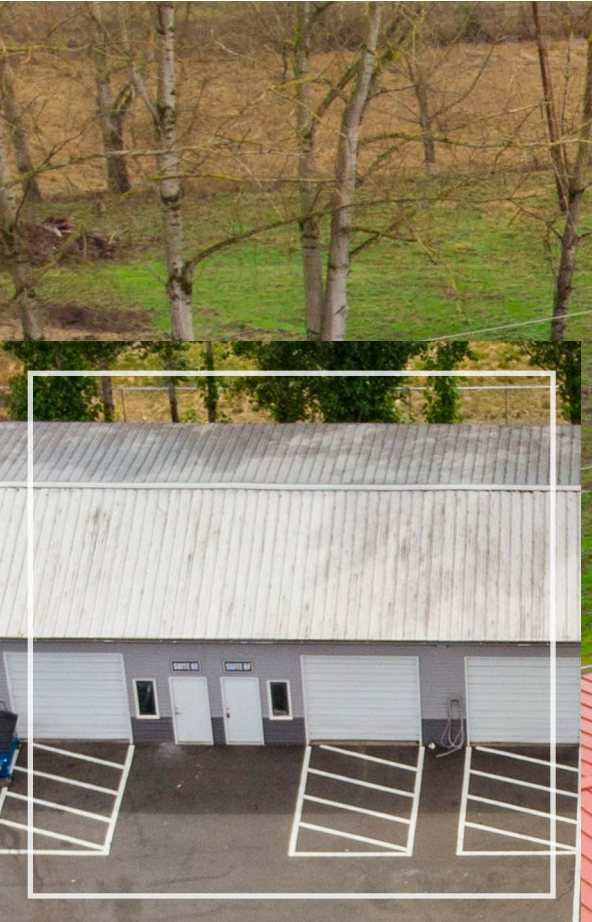
3630 BOONE ROAD
SALEM, OR 97317

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



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