



For Lease

3855 Cascadia Canyon Ave. Suites 125, 130 and 125/130
Available 7/1/2021!

3,000 - 9,004 SqFt of Leasable Manufacturing/Warehouse/Flex Space
Located Near the Salem Airport

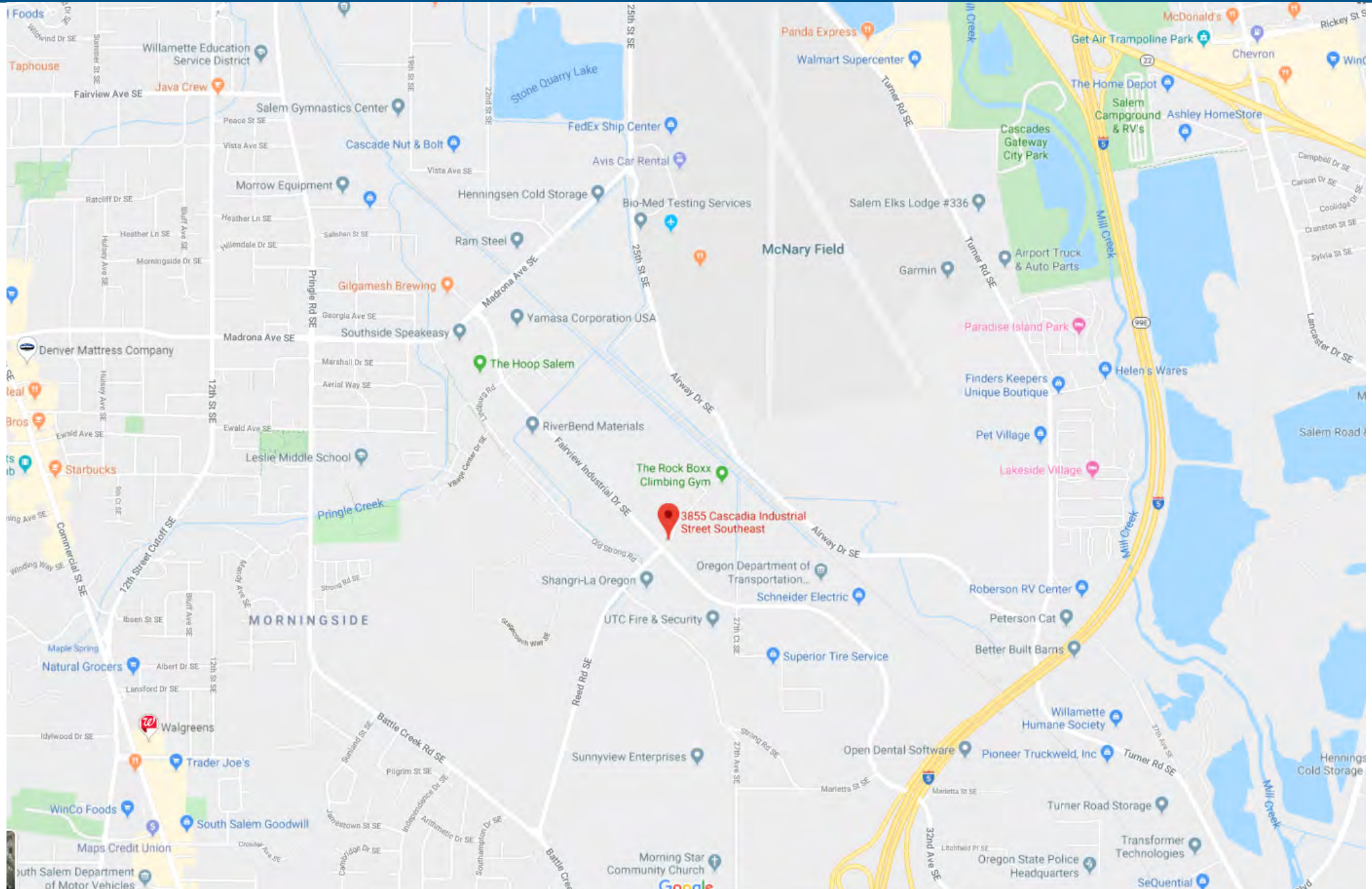
3855-3895 Cascadia Canyon Ave.

Kiely@GridPropertyManagement.com

503-362-4020

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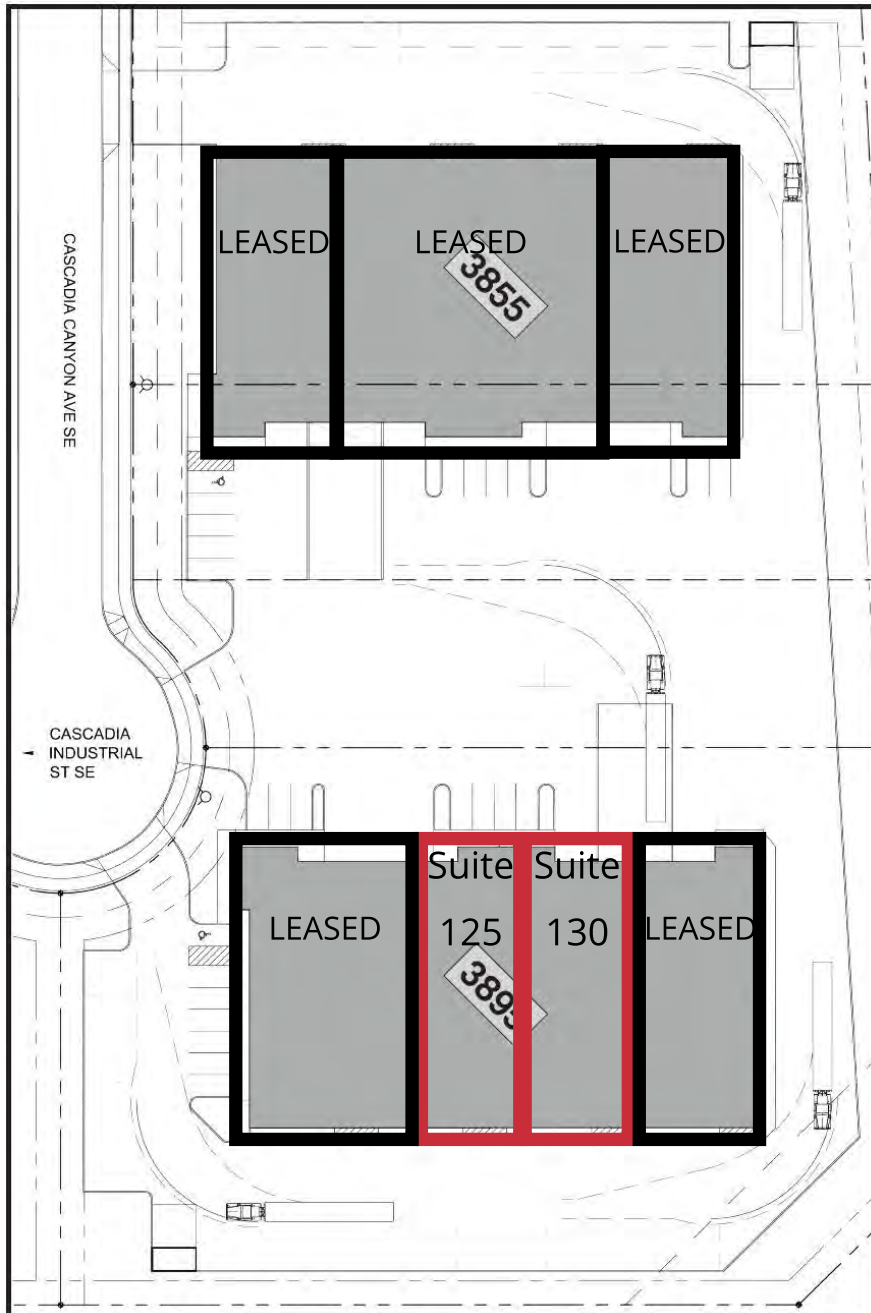
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AVAILABLE SUITES

- Suite 125 - Available 07/01/2021
- Suite 130 - Available 07/01/2021
- Combined Suite 120/130 - Available 07/01/2021

PROPERTY FEATURES

- Located off of I-5, South of the Salem Airport
- Class-A Construction
- 22' high ceiling clearance
- Gas heat
- Site-wide fire sprinkler system
- Ample parking



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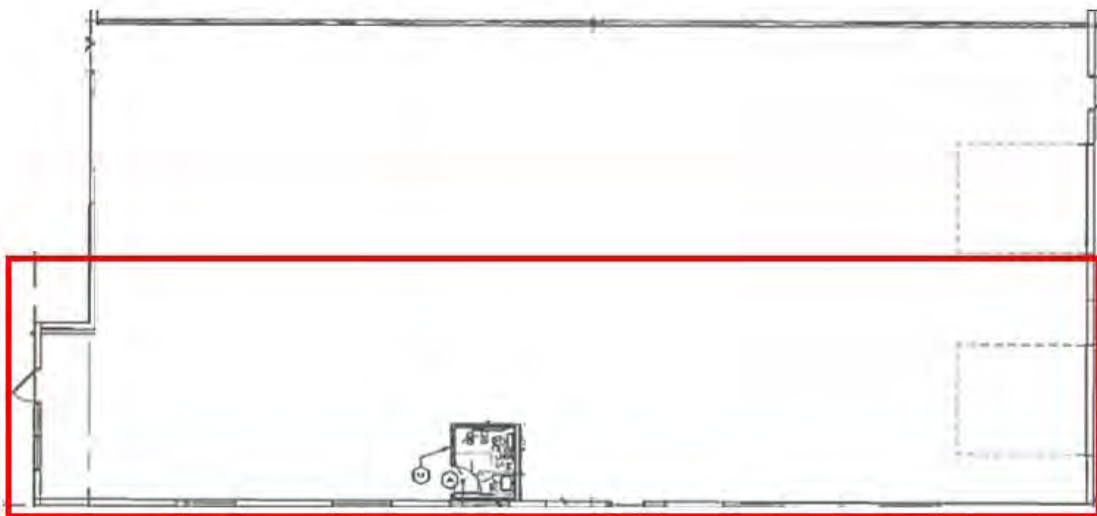
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Suite 125



AMENITIES

- 3,000 RSF of manufacturing/warehouse/flex space
- Ample parking
- 1 roll-up door (12' wide x 14' high)
- Fire sprinkler system
- The Suite has 480v 3-Phase power
- 22' high ceiling clearance
- Private restroom
- High bay windows providing natural light
- Glass storefront entry



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Suite 125 - Pricing



PRICING

- \$8.75 sqft/year base rent + \$2.20 OpEx sqft/year
 - Base rent of \$2,187.50 per month (plus electric, gas, and garbage)
 - All-in lease costs of \$2,737.50/mo
- Base rent has 3% escalation per year
- 1 year minimum lease with extensions available



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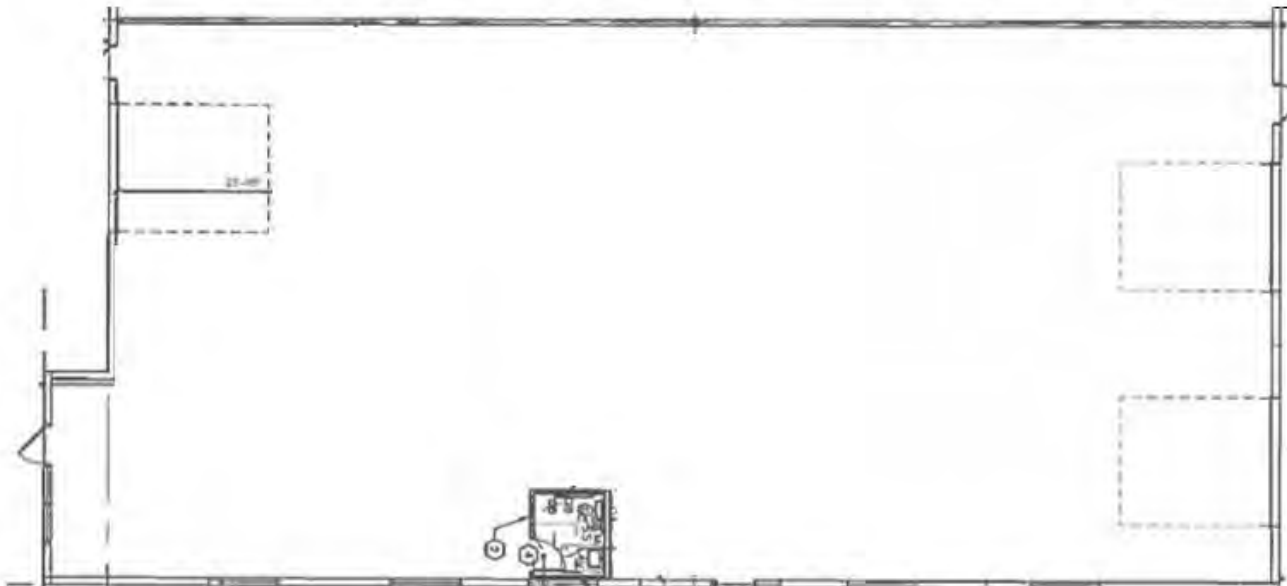
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Suite 130



AMENITIES

- 6,004 sqft of warehouse flex space
- 3 grade roll-up doors (12' wide x 14' high)
- 1 roll-up door with loading dock (8' wide by 14' high)
- Fire sprinkler system
- The Suite has 480v 3-Phase power
- 22' high ceiling clearance
- Private restroom
- High bay windows for natural light
- Glass storefront entry



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Suite 130 - Pricing



PRICING

- \$8.75 sqft/year base rent + \$2.20 OpEx sqft/year
 - \$4,377.92 per month (plus electric, gas, and garbage)
 - All In lease costs of \$5,478.65/mo
 - Base rent has 3% escalation per year
- 3 year minimum lease with extensions available



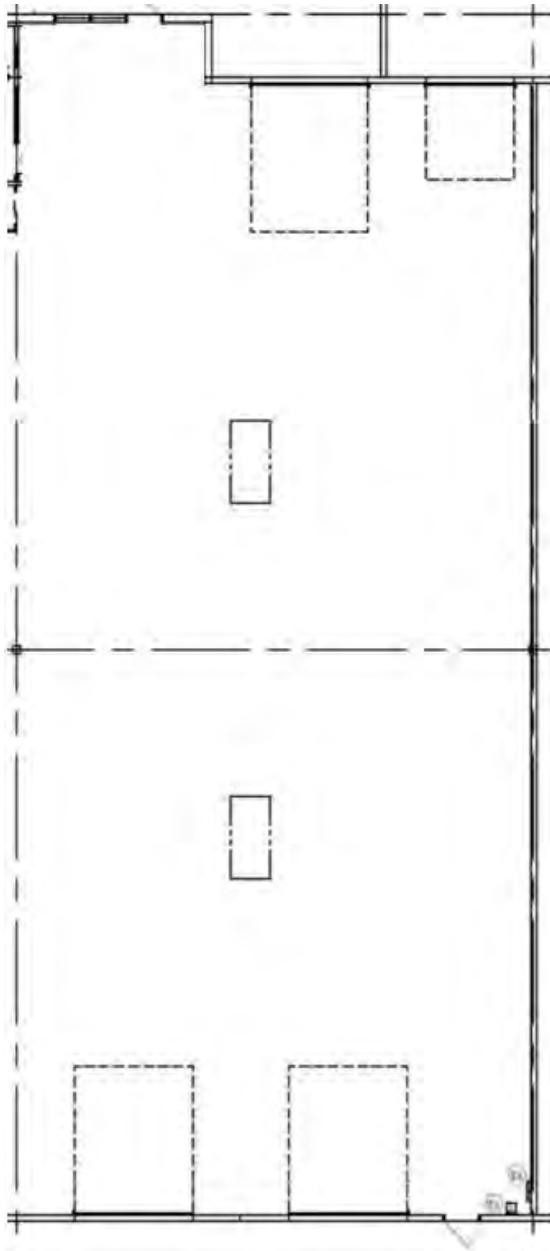
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Combined Suite 120 & 130

AMENITIES

- 9,004 sqft of warehouse flex space
- 4 grade roll-up doors (12' wide x 14' high)
- 1 roll-up door with loading dock (8' wide by 14' high)
- Full fire sprinkler system
- The Suite has 480v 3-Phase power
- 22' high ceiling clearance
- Office build-out
- High bay windows for natural light
- Glass storefront entry
- Ample parking



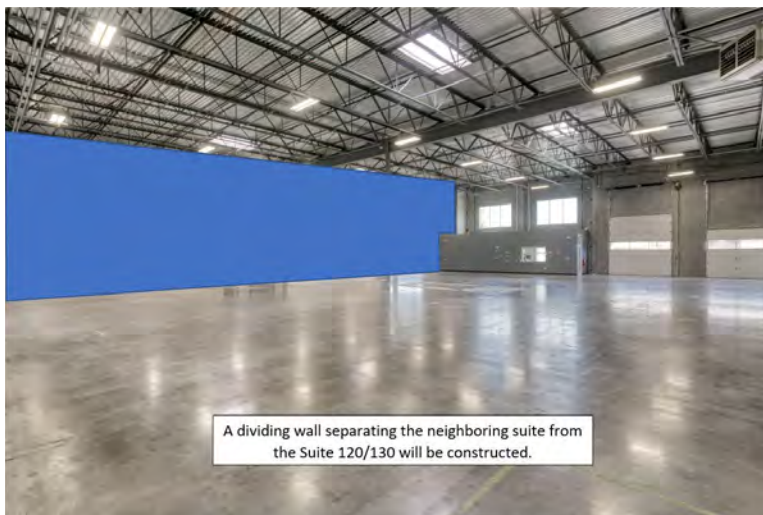
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Combined Suite 120 & 130 - Pricing



PRICING

- \$8.75 sqft/year base rent + \$2.20 OpEx sqft/year
 - \$6,565.42 per month (plus electric, gas, and garbage)
 - All In lease costs of \$8,216.15/mo
 - Base rent has 3% escalation per year
- 1 year minimum lease with extensions available



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Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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