



For Lease

3895 Cascadia Canyon Ave. Suites 130/140

Available Now!

13,025 SqFt of Leasable Manufacturing/Warehouse/Flex Space

Located Near the Salem Airport

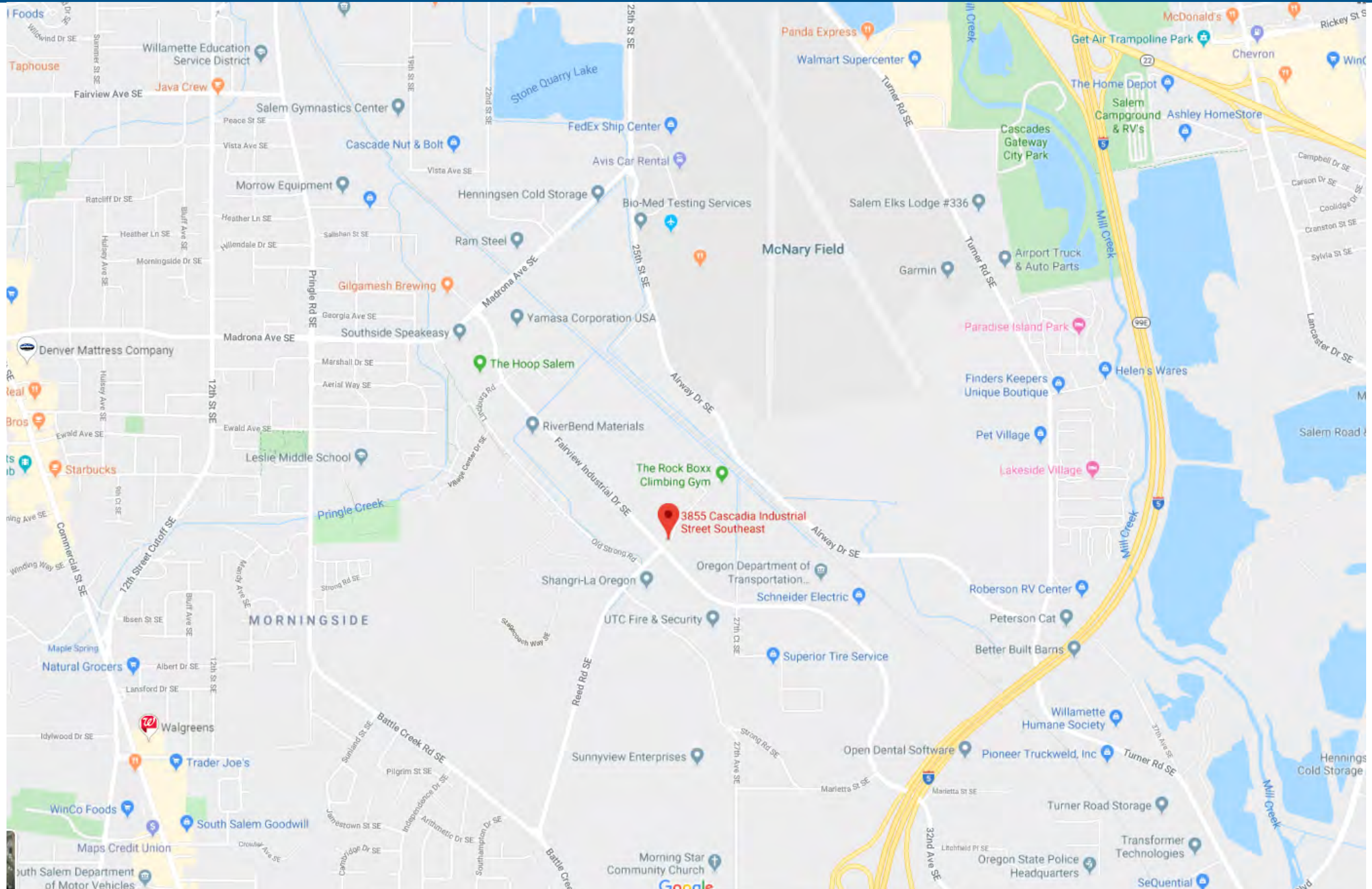
3855-3895 Cascadia Canyon Ave.

Kiely@GridPropertyManagement.com

503-362-4020

3855 - 3895 Cascadia Canyon Ave. SE Salem, OR 97302

CascadiaIndustrial.com

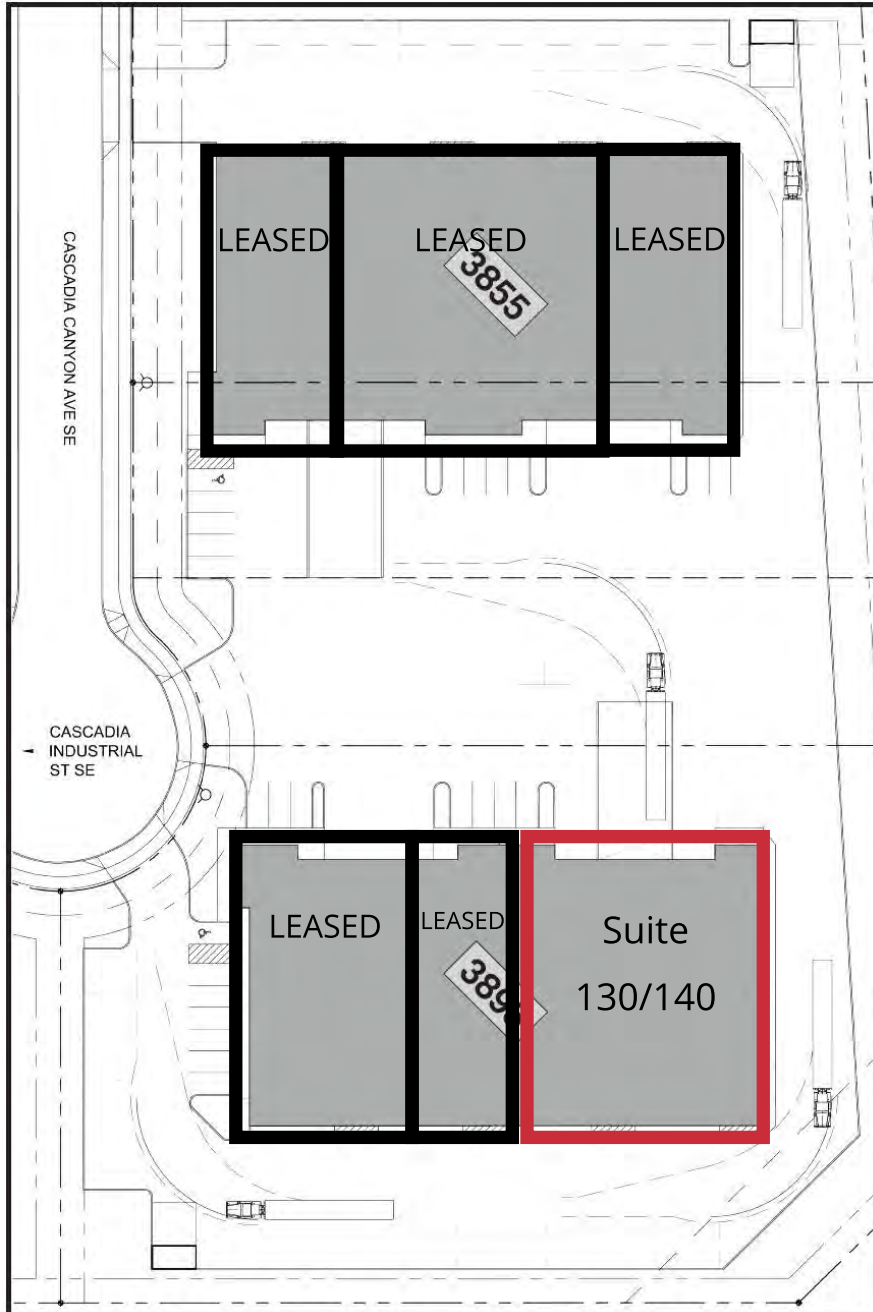


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AVAILABLE SUITES

- Suite 120 - LEASED!
- Combined Suite 130/140 - Available Now

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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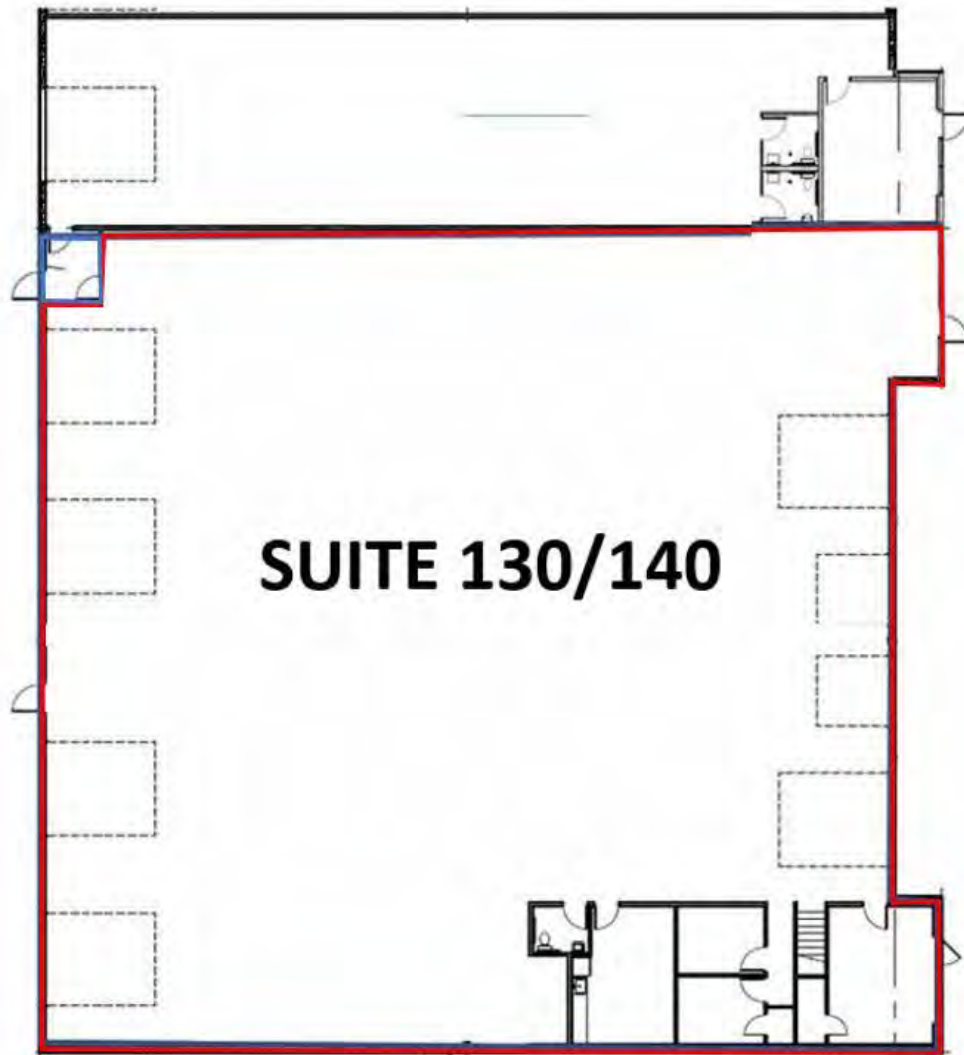
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Combined Suite 130 & 140



AMENITIES

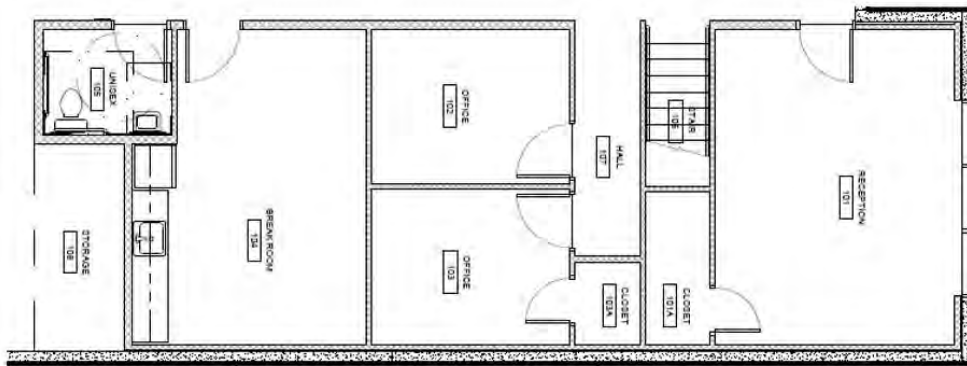
- 13,025 sqft of warehouse flex space
- 6 grade roll-up doors (12' wide x 14' high)
- 2 loading bay with dock well.
- Full fire sprinkler system
- The Suite has 480v 3-Phase power
- 22' high ceiling clearance
- Office build-out
- High bay windows for natural light
- Glass storefront entry
- Ample parking



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Combined Suite 130 & 140 - Pricing

First Floor Build Out

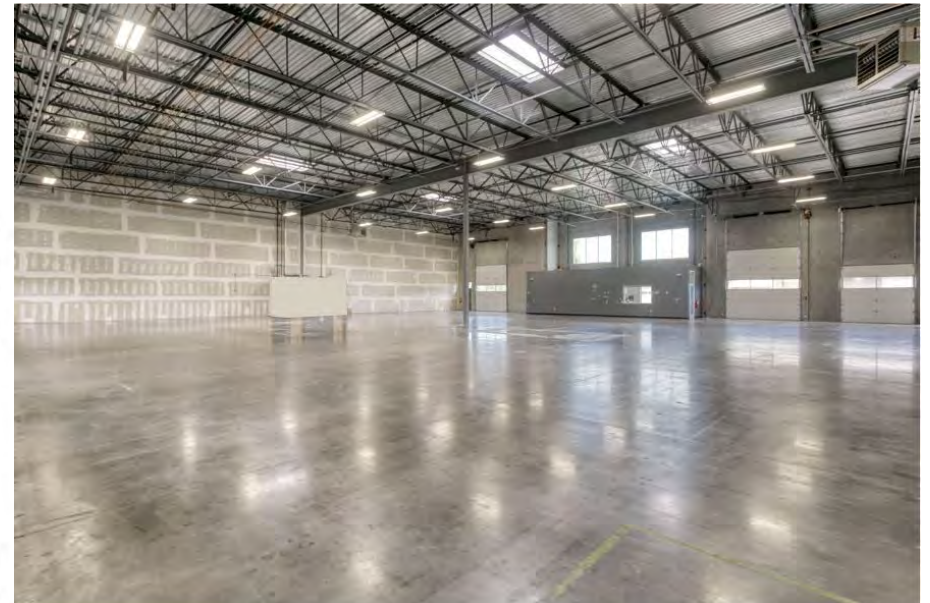


Second Floor Build Out



PRICING

- First-year base rent rate is \$10.00 per year per square foot (\$10,854.17 per month), plus \$2.30 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,496.46 per month), resulting in all-in lease costs of \$13,350.63 per month for year 1 with 4% annual increases on base rent.
- 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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