



ATTENTION BROKERS
FOR LEASE

Cascadia Industrial Park

3855 - 3895 CASCADIA CANYON AVENUE SE
SALEM, OR 97302



**Warehouse, Manufacturing,
Flex Space**

Right off of I-5 and Fairview Industrial



SalemIndustrial.com



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PROPERTY OVERVIEW

- The Cascadia Industrial Park in Salem, OR is made up of two buildings and comprises approximately 48,000 square feet of leasable space.
- Each building on site is a Class-A, tilt-up concrete construction, insulated structure with high interior ceilings (22') and wide spans.
- Fire sprinklers, office-buildouts with restrooms, high bay windows for lots of natural light, 22' high clear span, and redundant power supply.
- Each suite has 3 to 4 roll-up doors, glass storefront entry, ample power, and ample water for your use.

Located right off of I-5 and Fairview Industrial, just South of Salem Airport, the Cascadia Industrial Park is ideal for businesses that need warehouse or light manufacturing/production space.



SalemIndustrial.com

Class A Warehouse Available – 13,025 Square Feet – Salem, OR (near Salem Airport)

13,025
SQUARE FEET

\$14.00 /yr
RENT / SF

\$15,195.83
RENT

(503) 362-4020
www.CascadiaIndustrial.com



PROPERTY ADDRESS

3895 Cascadia Canyon Avenue SE - Suite 140
Salem, OR 97302

LEASE TYPE: **NNN** AVAILABLE: **10/22/24**

DESCRIPTION

Please visit www.cascadiaindustrial.com for a full list of details, photos, and floor plans for this suite.

Available from Grid Property Management, LLC

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

Class A Warehouse w/Office Build-Out Available – 13,025 Square Feet – Salem, OR (near Salem Airport)

2015 construction: Fully sprinkled, 22' high clear ceiling, a bathroom, high bay windows for natural light, glass storefront entry.

6-grade rollup doors (12' wide x 14' high) and 2 loading bay with dock well.

This suite is in an industrial/office park with a handful of other tenants.

The Cascadia Industrial Park is an industrial warehouse flex park located right off of I-5, just south of the Salem Airport.

Power: 480v 3-Phase power

There is ample parking in front of and behind the suite.

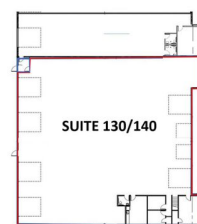
One-year minimum lease. Extensions beyond one year are available.

AMENITIES

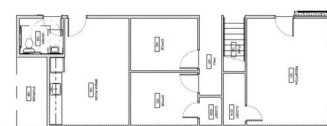
- Fire Sprinkled Interior
- High Ceiling Clearance
- Easy Freeway Access
- Modern Office Build-Out
- Multiple Loading Docks
- Roll up door

RENTAL TERMS

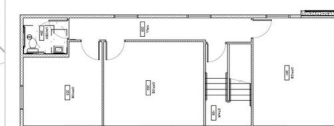
Rent	\$15,195.83
Security Deposit	\$0.00
Application Fee	\$0.00



First Floor Build Out



Second Floor Build Out



View this listing online:



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SALEM, OR 97302

WAREHOUSE, MANUFACTURING, FLEX SPACE

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

LeasingTeam@GridPropertyManagement.com
503-362-4020

Individual suite information is available at
SalemIndustrial.com



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