



ATTENTION BROKERS  
**FOR LEASE**

## Three Lakes Industrial Park

2200 - 2286 THREE LAKES RD.  
ALBANY OR, 97322

An aerial photograph of an industrial park. A large, white, multi-bay warehouse building is the central focus. A white rectangular box highlights a specific section of the warehouse's roof and side. The surrounding area includes a paved parking lot with several vehicles, a road with a yellow curb, and some trees. In the background, there are other industrial buildings and a residential neighborhood under a clear sky.

**Warehouse Space Available!**  
**Month 3 Base Rent FREE**

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





# Three Lakes Industrial Park

2200 - 2286 THREE LAKES RD.  
ALBANY OR, 97322

## PROPERTY OVERVIEW

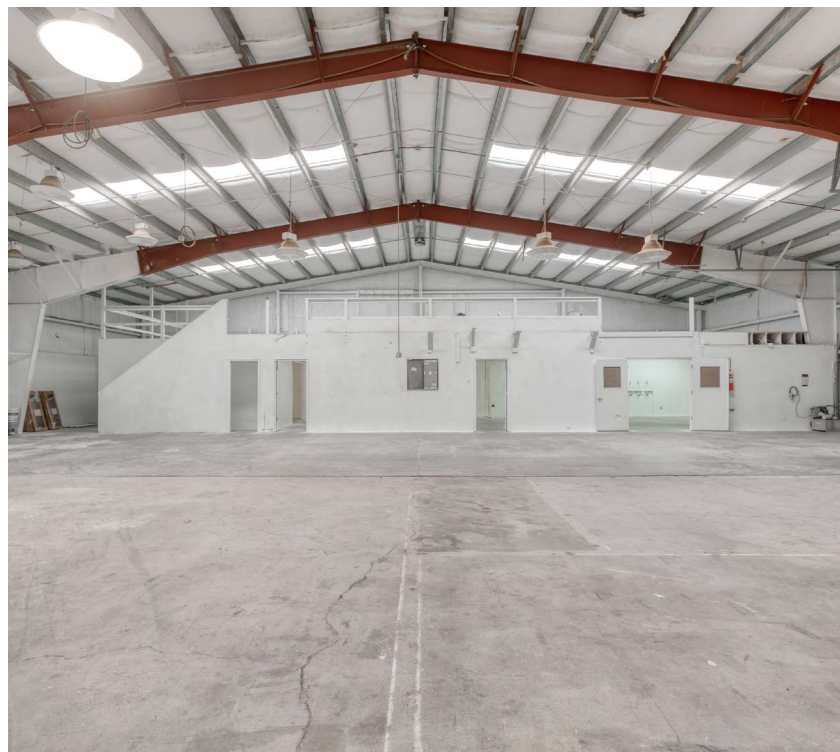
- The Three Lakes Industrial Park consists of four industrial buildings comprising approximately 33,954 square feet of leasable space located just off I-5 and Hwy 20 in Albany, Oregon.
- Recently renovated, the buildings are metal butler-style, insulated, pitched roof structures with high interior ceilings and wide spans.

**Albany's location near the I-5 corridor and its proximity to the Port of Portland and Portland International Airport enables efficient distribution of goods via road, rail, and air.**

- Warehouse space is ideal for light manufacturing and production.
- The property features security fencing with an automated entry gate. Tenants have access 24/7; gate remains open during normal business hours.
- Ample on-site parking options.

## LEASING PERK

Base rent on all units is FREE for Month 3  
Tenants must pay all operating expenses due for that month.



# Large Open Industrial Warehouse Suite with Office and Bathroom

**10,800**  
SQUARE FEET

**\$9.40 /yr**  
RENT / SF

**\$8,460**  
RENT

**(503) 406-2751**  
www.ThreeLakesIndustrial.com



## PROPERTY ADDRESS

2220 Three Lakes Road SE  
Albany, OR 97322

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Available from Grid Property Management, LLC:

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

Please visit [www.ThreeLakesIndustrial.com](http://www.ThreeLakesIndustrial.com) for a full set of photos, details, and to view our other spaces!

Industrial warehouse with office space available for lease in Albany, Oregon, right off of I-5 and Hwy 20.

Ideal for production, warehousing, or manufacturing use.

Suite 2220 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is 10,800 rentable square feet in total. The space consists of 10,530 RSF of warehouse floor and 270 RSF of office space located in Suite 2210.

The suite has high interior clearance, one (1) 14' high roll-up door, and two (2) standard entry doors. Suite 2220 has ample lighting and forced-air gas heat.

Power Details: 240v 1-phase power

Suite 2220 includes designated parking spaces. This suite is located in an industrial park with several additional tenants.

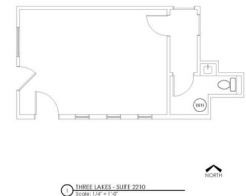
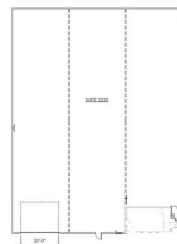
The industrial park recently underwent site-wide improvements. Renovations included the installation of a secure gated entrance (gate remains open during normal business hours), a full exterior repaint, updated exterior lighting, and a parking lot repair/re-coat.

## AMENITIES

- Secure Gated Access
- Quick Freeway Access
- High Ceiling Clearance Warehouse
- 1 Drive-In Roll Up Door
- Private Restroom

## RENTAL TERMS

Rent	\$8,460
Security Deposit	\$11,500
Application Fee	\$0



View this listing online:





# Industrial/Flex Space w/ Offices and 2 Bathrooms

**4,828**  
SQUARE FEET

**\$9.90 /yr**  
RENT / SF

**\$3,983.1**  
RENT

(503) 406-2751  
www.ThreeLakesIndustrial.com



## PROPERTY ADDRESS

2224 Three Lakes Road SE - Suite 102  
Albany, OR 97322

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

View full property marketing details here:  
[www.threelakesindustrial.com](http://www.threelakesindustrial.com)

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

Available from Grid Property Management, LLC:

Industrial warehouse with office space available for lease in Albany, Oregon, right off of I-5 and Hwy 20. Suite 2224-102 - 4,828 RSF - Industrial/Flex Suite with Office and Mezzanine Space  
Ideal for production, warehousing, or manufacturing use.

Suite 2224-102 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is 4,828 rentable square feet in total. The main floor is 3,500 RSF with 1,130 RSF of stairway served second-floor mezzanine and finished office space area with a private restroom. The remaining 198 RSF is allocated to the common areas shared between Suite 2224-101 and Suite 2224-102.

The suite has high interior clearance, one (1) 14' high roll-up door, and two (2) standard entry doors.

Suite 2224-102 has a private restroom exclusive to Suite 2224-102 on the second floor of Suite 2224-102. The suite also shares a main-floor bathroom with Suite 2224-101, the suite immediately adjacent to Suite 2224-102.

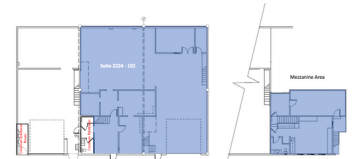
Suite 2224-102 has ample lighting and forced-air gas heat.

## AMENITIES

- Modern Office Build-Out
- Private Restroom
- 1 Drive-In Roll Up Door
- Mezzanine Space
- Additional Storage
- High Ceiling Clearance Warehouse
- Industrial
- Flex

## RENTAL TERMS

Rent	\$3,983.10
Security Deposit	\$5,500.00
Application Fee	\$0.00



View this listing online:





# Three Lakes Industrial Park

2200 - 2286 THREE LAKES RD.  
ALBANY OR, 97322

WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

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

LeasingTeam@GridPropertyManagement.com  
503-406-2751

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



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