



For Lease

Three Lakes Industrial Park

2200 - 2286 Three Lakes Rd. Albany OR, 97322

Warehouse Space Available!

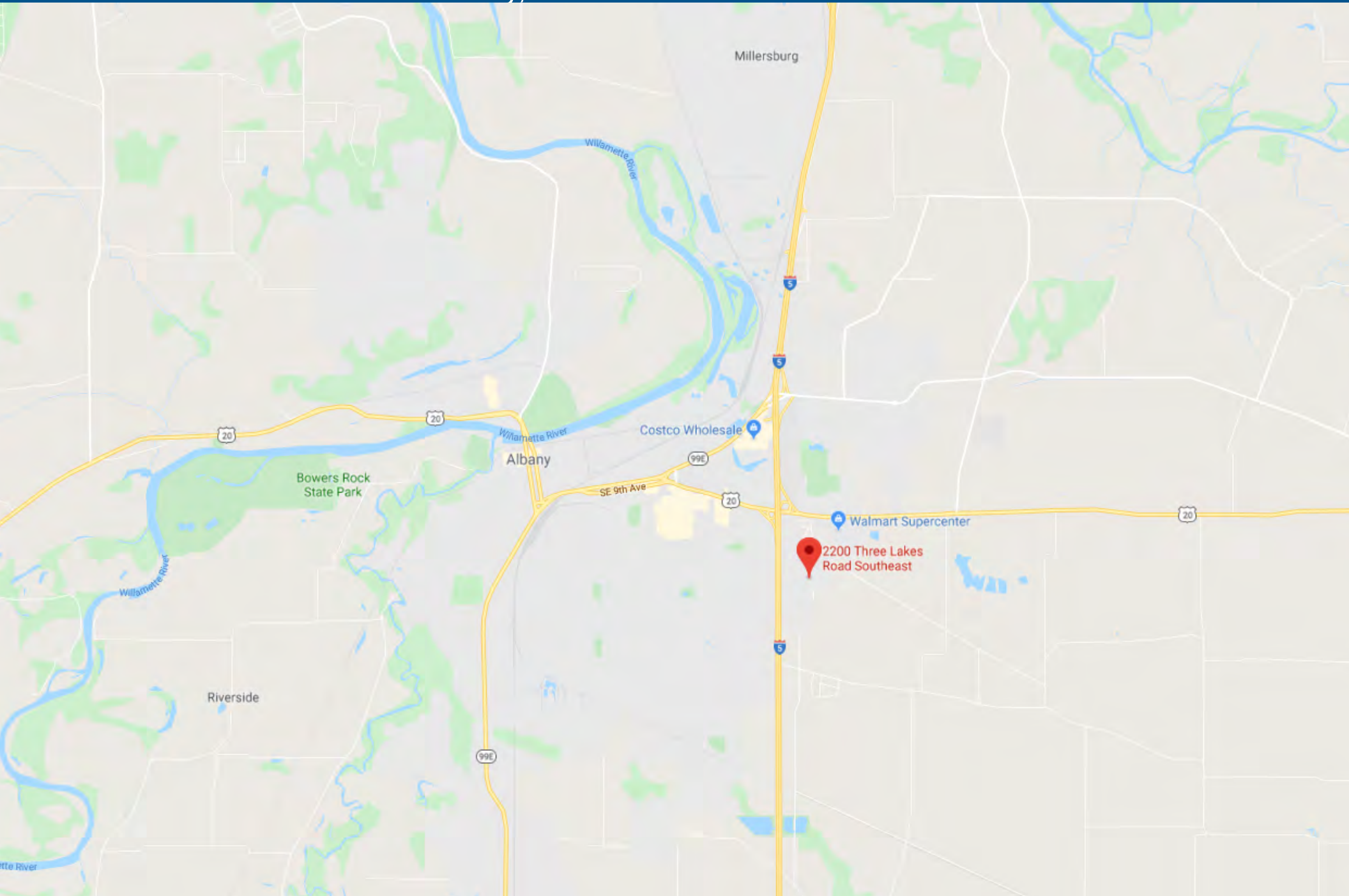
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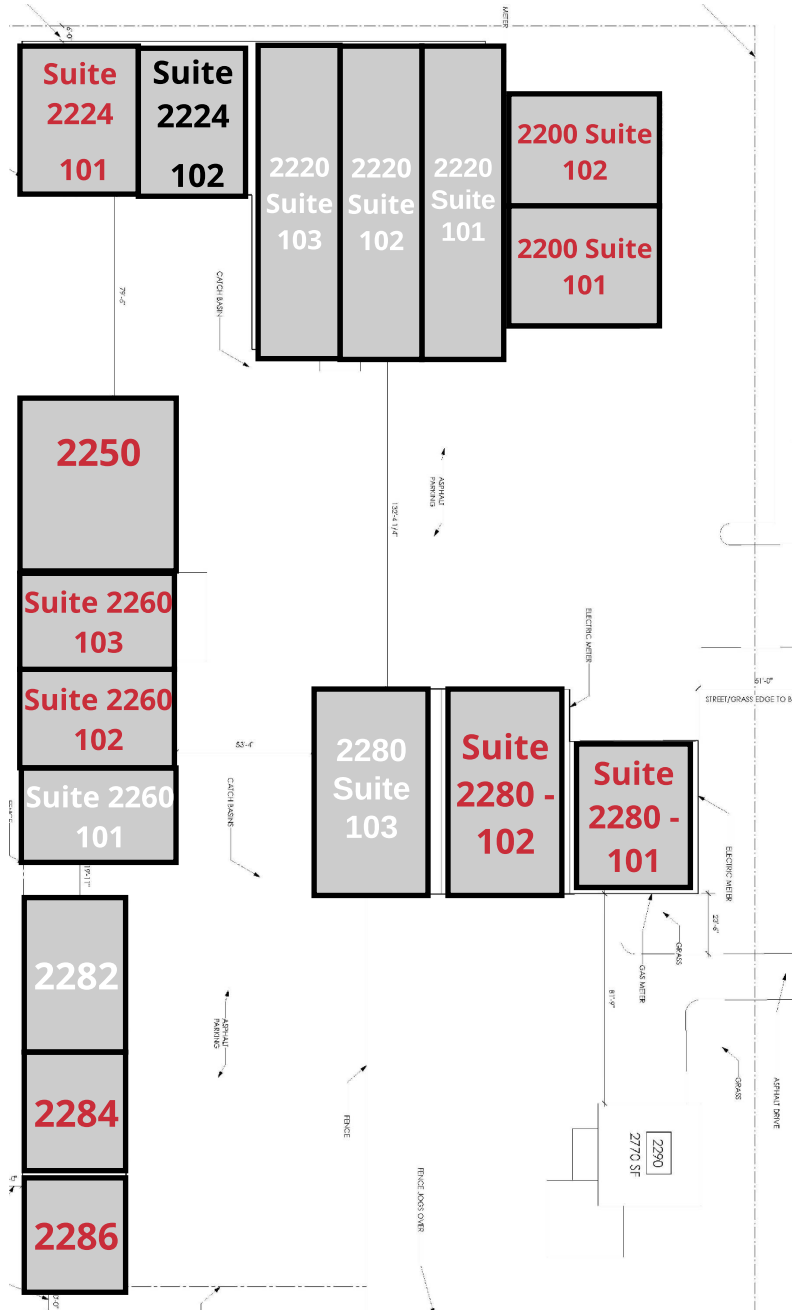


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AVAILABLE SUITES

- Suite 2200 - 102: 3,653 RSF Leased
- Suite 2220: 10,800 RSF Available Now
- Suite 2220 - 101: 3,327 RSF Available Now
- Suite 2220 - 102: 3,327 RSF Available Now
- Suite 2220 - 103: 3,857 RSF Available Now
- Suite 2224 - 101: 2,502 RSF Leased
- Suite 2224 - 102: 4,828 RSF Available 03/15/2022
- Suite 2260 - 101: 2,232 RSF Available 06/01/2022
- Suite 2260 - 102: 2,199 RSF Leased/
- Suite 2260 - 103: 1,924 RSF Leased
- Suite 2280 - 103: 5,600 RSF Available 5/17/2022
- Suite 2282: 2,000 RSF Available now

PROPERTY FEATURES

- 4 buildings consisting of 33,954 sqft of total leasable space
- Located right off of I-5 and Hwy 20
- Buildings are metal butler-style, insulated, pitched roof structures with high interior ceilings and wide spans
- Warehouse space ideal for light manufacturing and production
- Recently renovated site
- Security fencing with automatic entry gate (Tenants have 24/7 access. Gate remains open during normal business hours)
- Ample on-site parking options



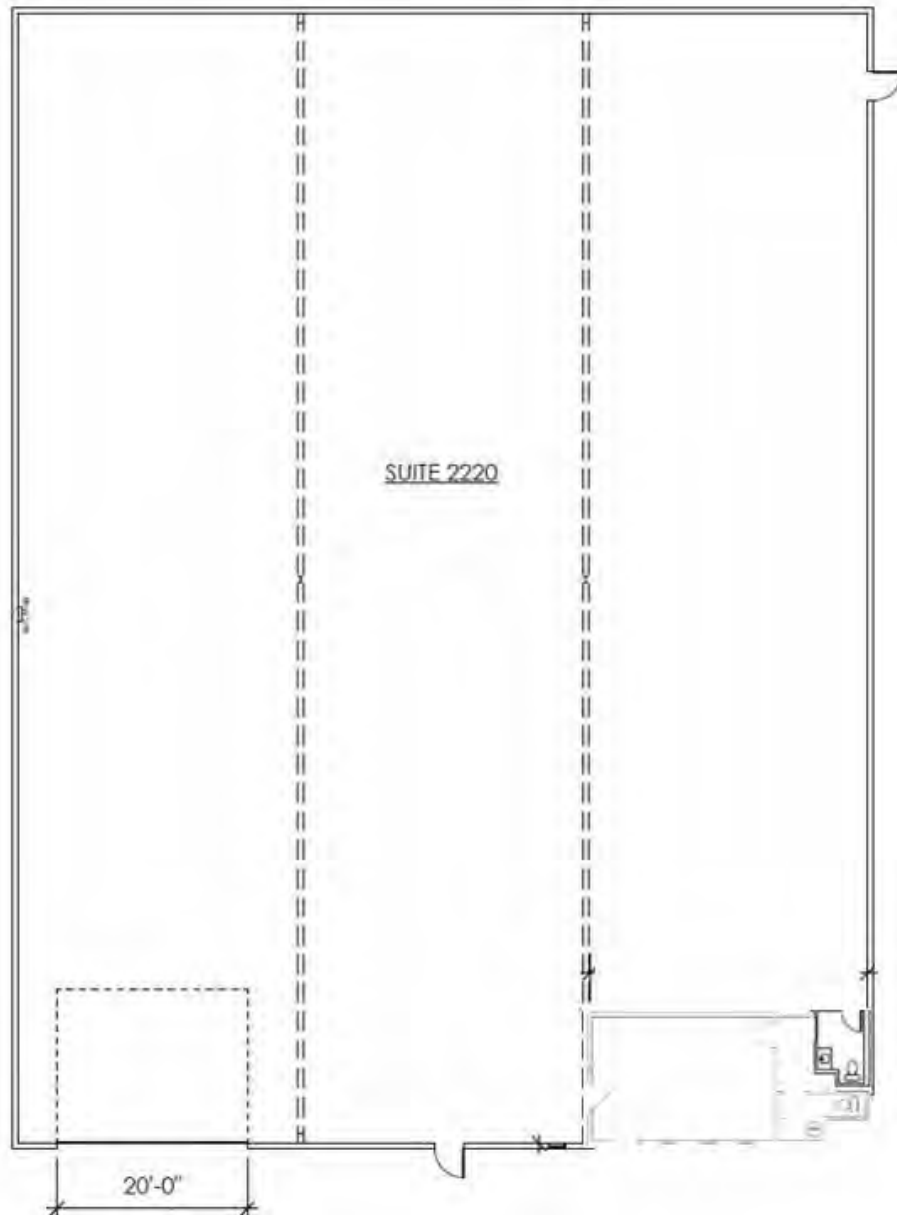
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Suite 2220 - Amenities

- 10,800 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (2) standard entry doors
- Power Details: Details pending



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Suite 2220 Pricing

- All-in Lease cost of **\$8,775/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$7,200 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,575 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

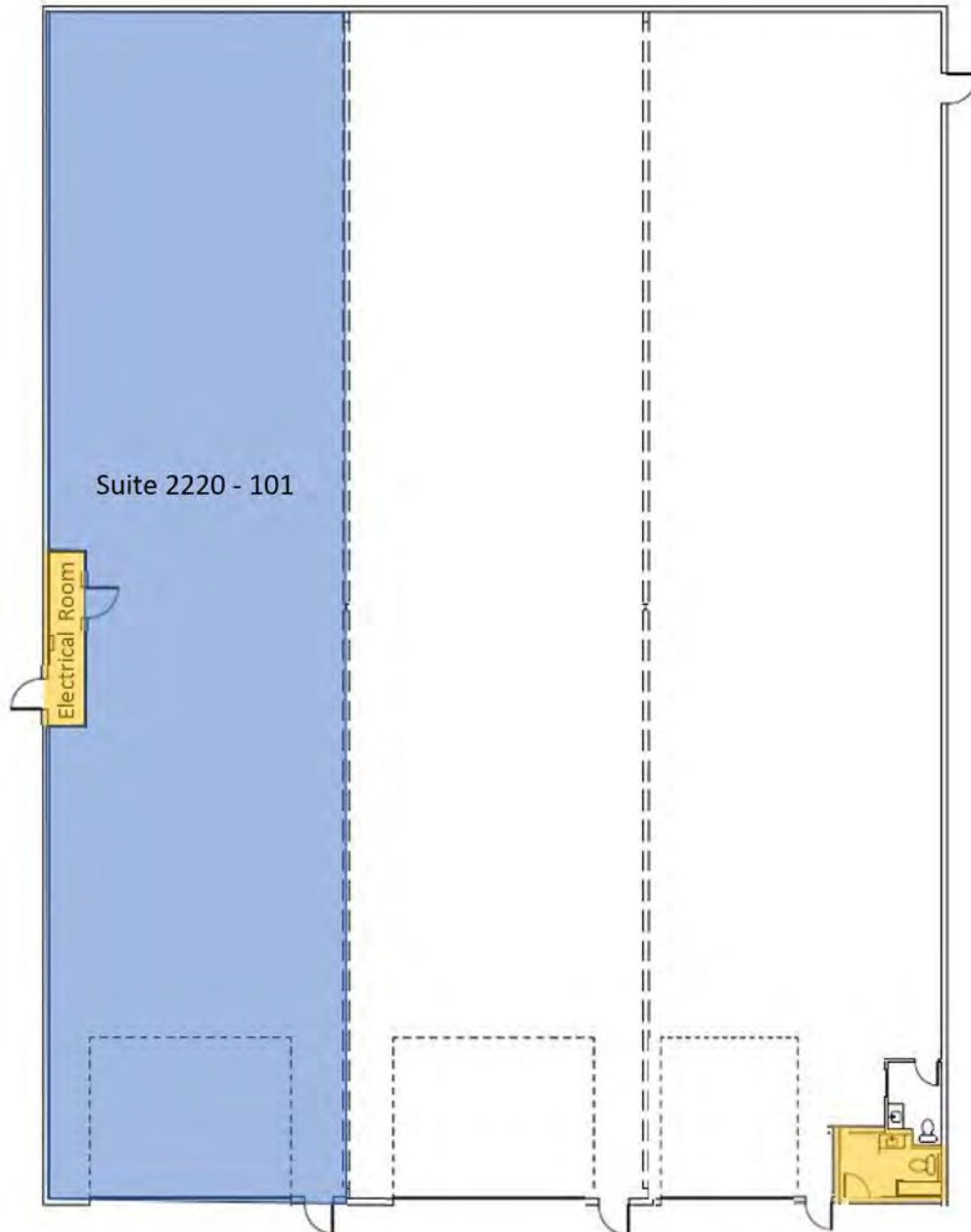


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Suite 2220 - 101 Amenities

- 3,327 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (2) standard entry doors
- Power Details: Details pending



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Suite 2220 - 101 Pricing

- All-in Lease cost of **\$2,703.19/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$2,218 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$485.19 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

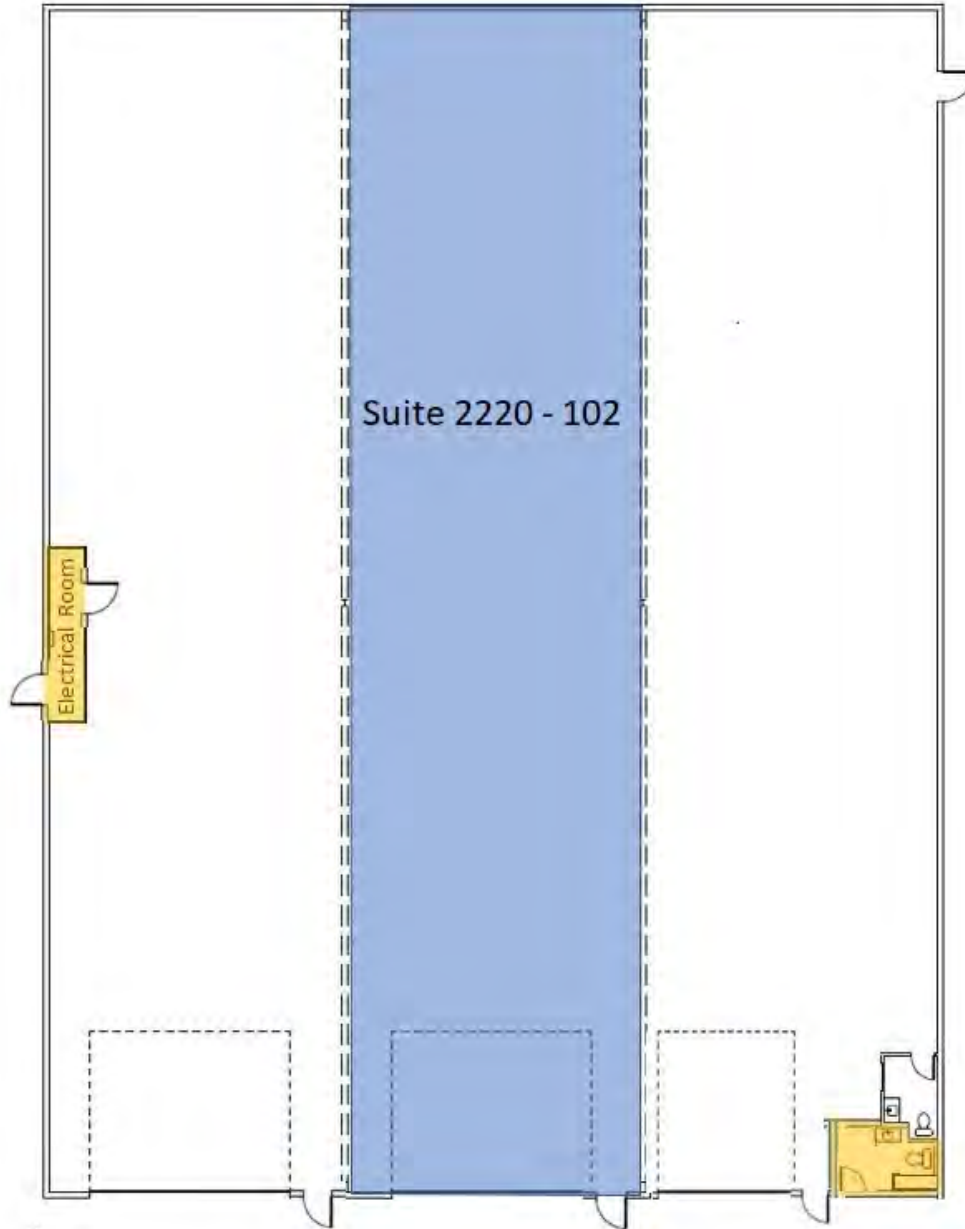


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Suite 2220 - 102 Amenities

- 3,327 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry door
- Power Details: Details pending



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Suite 2220 - 102 Pricing

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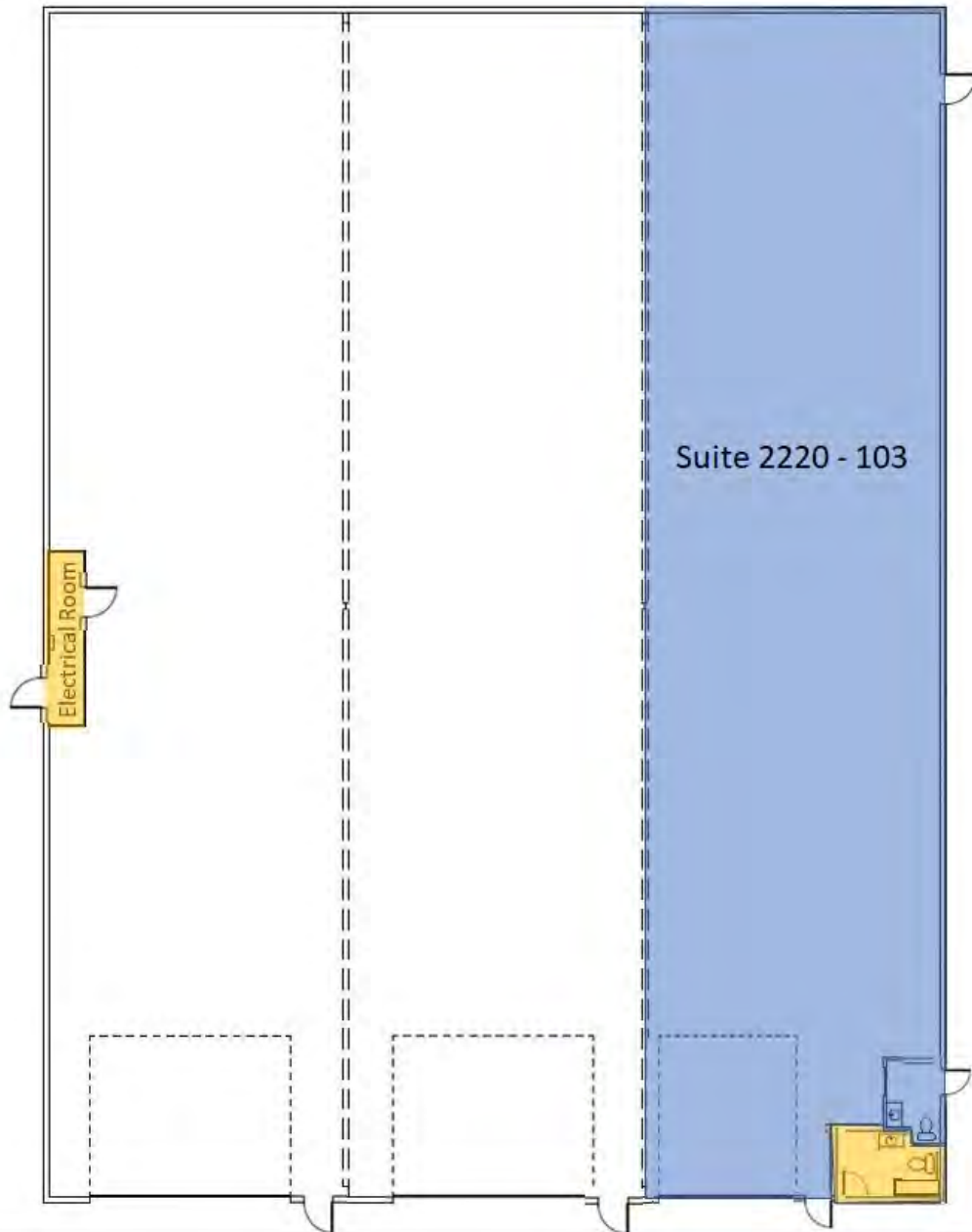
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Suite 2220 - 103 Amenities

- 3,857 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry door
- Power Details: Details pending



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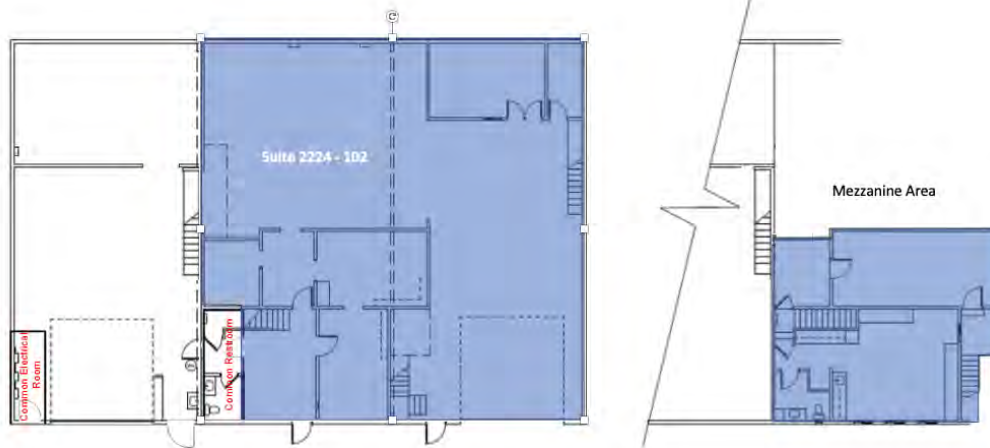
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Suite 2224 - 102 Amenities

- 4,828 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (2) standard entry door
- Power Details: 240v, 3 Phase



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Suite 2220 - 103 Pricing

- All-in Lease cost of **\$3,133.81/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$2,571.33 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$541.04 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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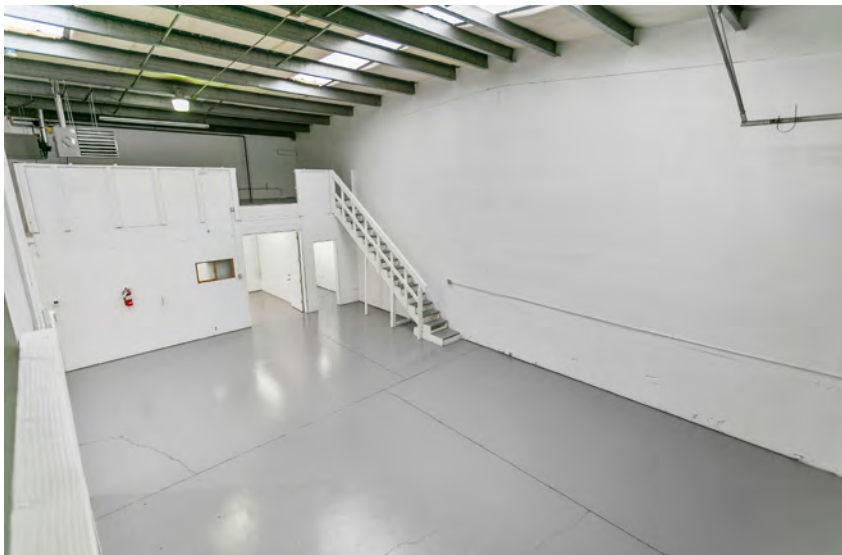
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- All-in Lease cost of **\$4,325.08 /mo for year 1 with 5% annual increases on base rent.**
 - The first-year base rent rate is \$9.00 per year per square foot (\$3,621.00 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$704.08 per month)
 - Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

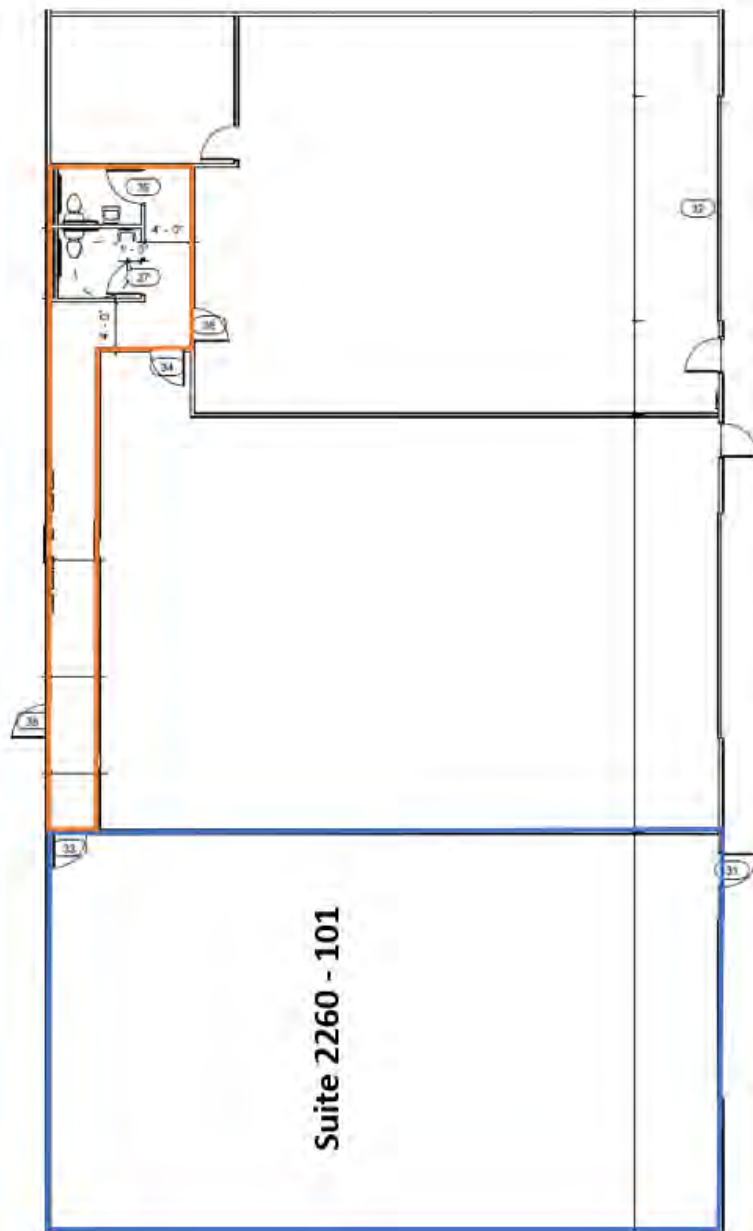


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Suite 2260 - 101 Amenities

- 2,232 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry door
- Power Details: Details pending



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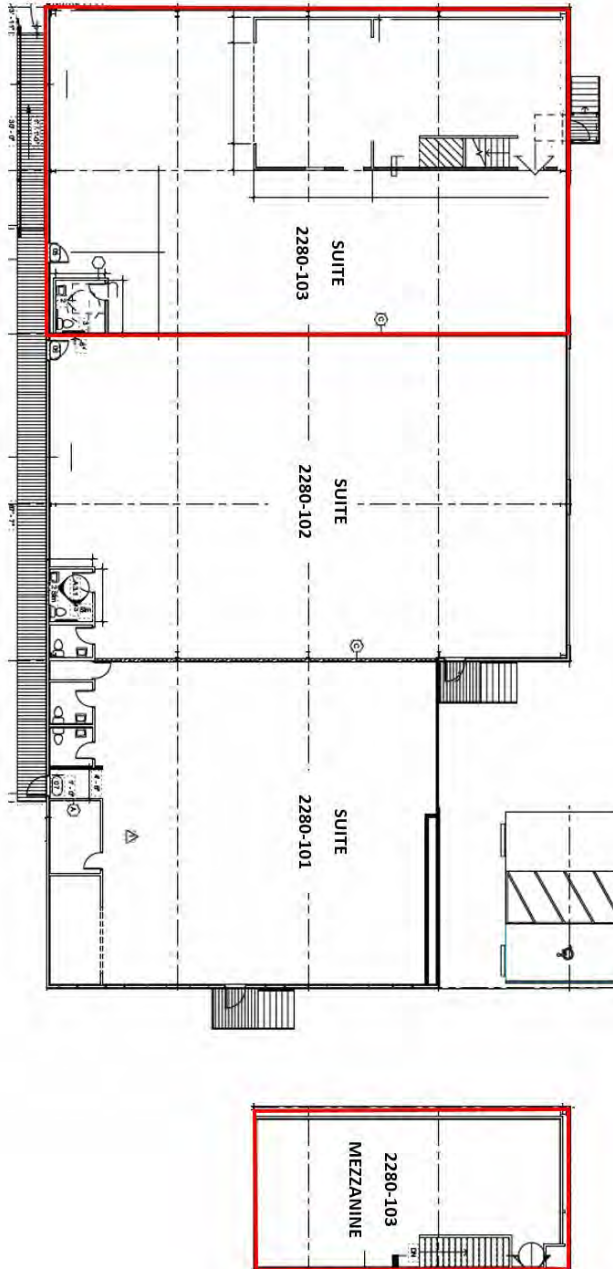
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Suite 2260 - 101 Pricing

- All-in Lease cost of **\$1,999.50/mo for year 1**
 - The first-year base rent rate is \$9.00 per year per square foot (\$1,674.00 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$325.50 per month)
 - Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available





Suite 2280 - 103 Amenities

- 5,046 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry door
- Power Details: Details pending



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Suite 2280 - 103 Pricing

- All-in Lease cost of **\$4,099.88/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$3,364.00 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$735.88 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

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Suite 2282 - Amenities

- 2,000 square feet
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry door
- Power Details: Details pending

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Suite 2282 Pricing

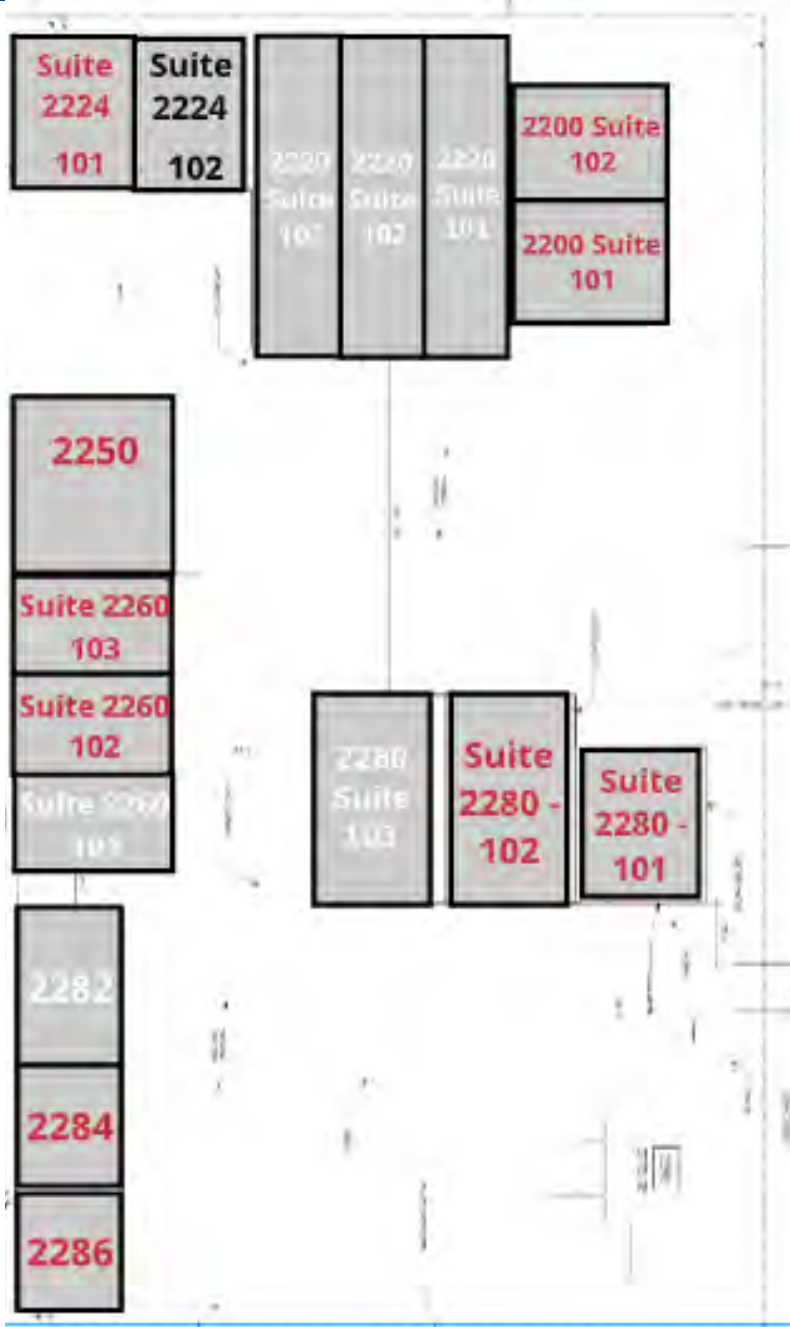
- The first-year base rent rate is \$9.50 per year per square foot (\$1,583.33 per month)
- \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$291.67 per month)
- Resulting in all-in lease costs of \$1,875.00 per month for year 1 with 5% annual increases on base rent.
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year 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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