

Month 3 Base Rent Free!



For Lease

Three Lakes Industrial Park

2200 - 2286 Three Lakes Rd. Albany OR, 97322

Warehouse Space Available!

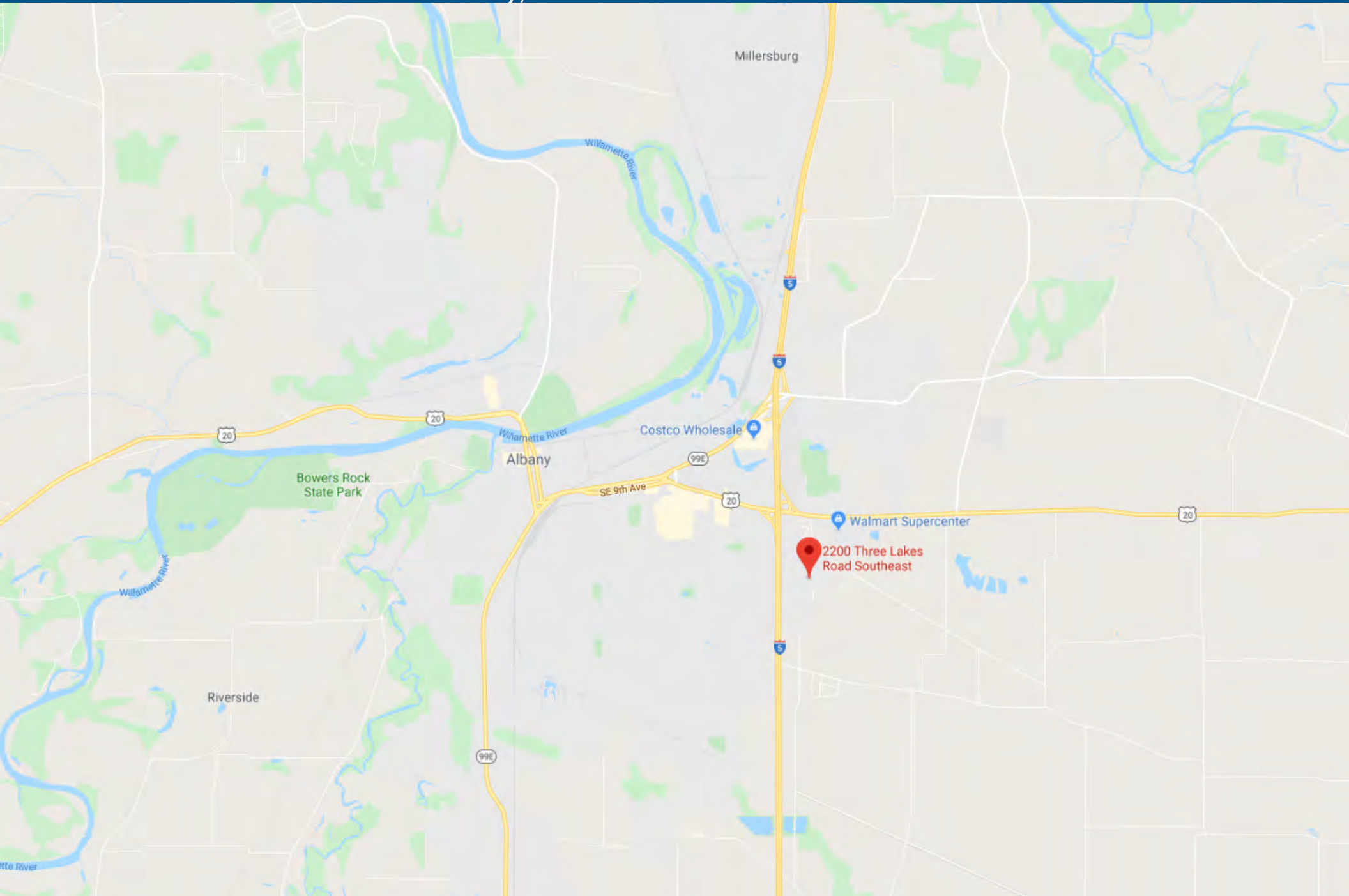
2220-2286 Three Lakes Rd

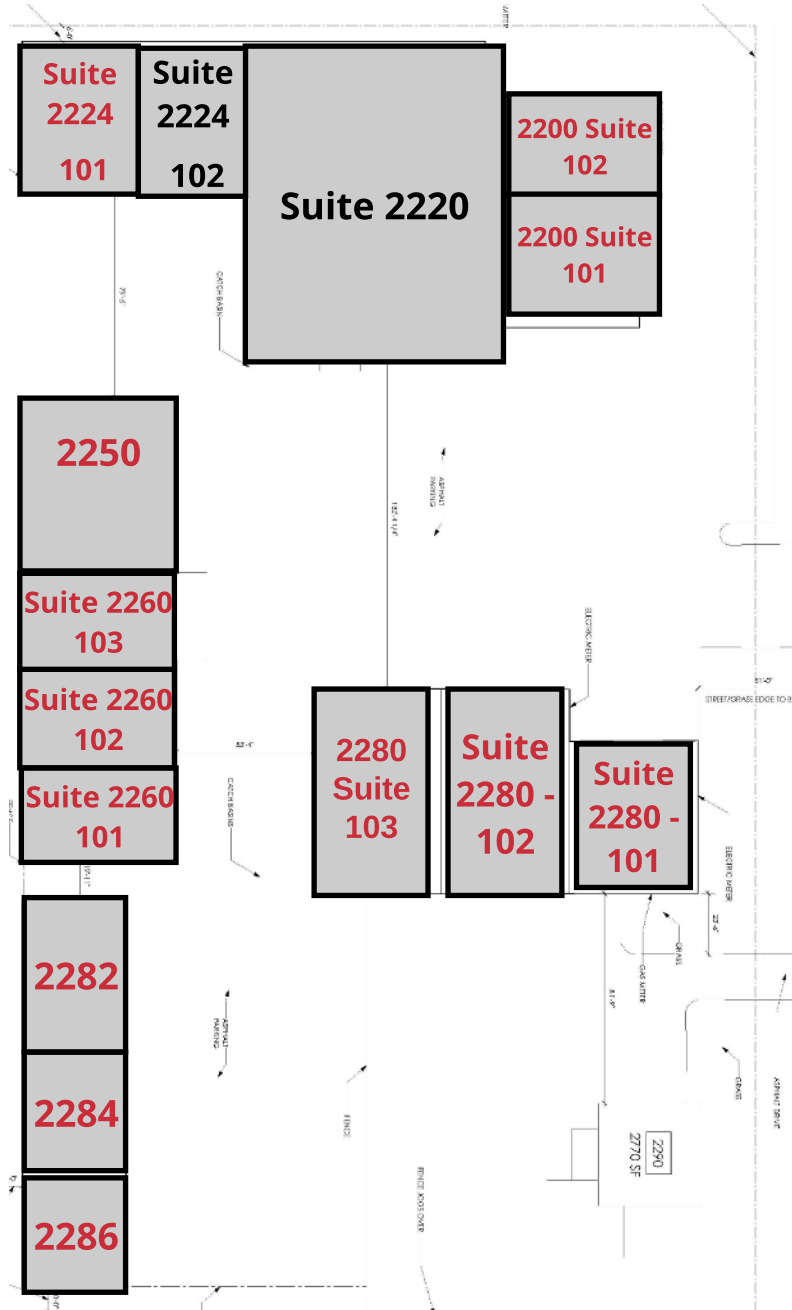
Kiely@GridPropertyManagement.com

503-406-2751

2200-2286 Three Lakes Rd. Albany, OR 97322

ThreeLakesIndustrial.com





AVAILABLE SUITES

- Suite 2224 -102: 4,828 RSF Available Now
- Suite 2220: 10,800 RSF Available On 04/02/2024
- Suite 2200- 102: 3,653 RSF **LEASED**
- Suite 2224 - 101: 2,502 RSF **LEASED**
- Suite 2280- 103 5,046 RSF **LEASED**

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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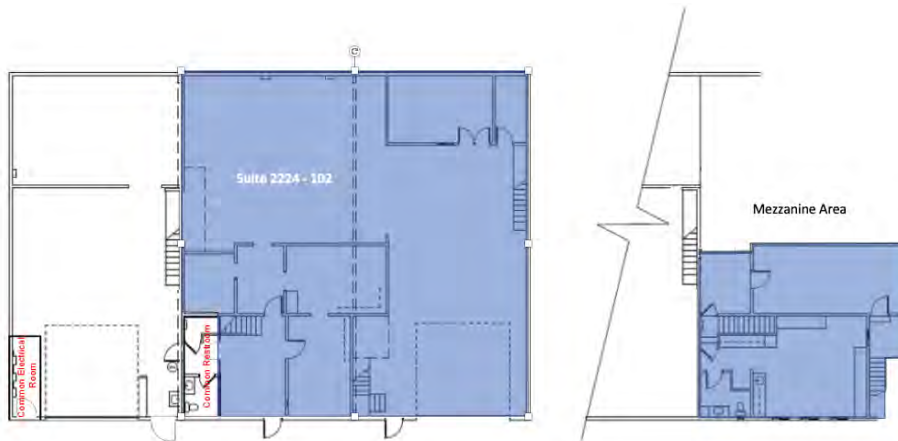
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Suite 2224-102 - Amenities

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



Suite 2224-102 Pricing



- All-in Lease cost of **\$4,184.27/mo for year 1**
 - The first-year base rent rate is \$8.00 per year per square foot (\$3,218.67 per month), plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$965.60 per month), resulting in all-in lease costs of \$4,184.27 per month for year 1 with 5% annual increases on base rent.
- ****The base rent for month three (\$3,218.67) will be FREE, but the tenant must still pay the operating expenses due for that month. This only applies to month 3 of the lease, all other months will be charged as normal.**
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

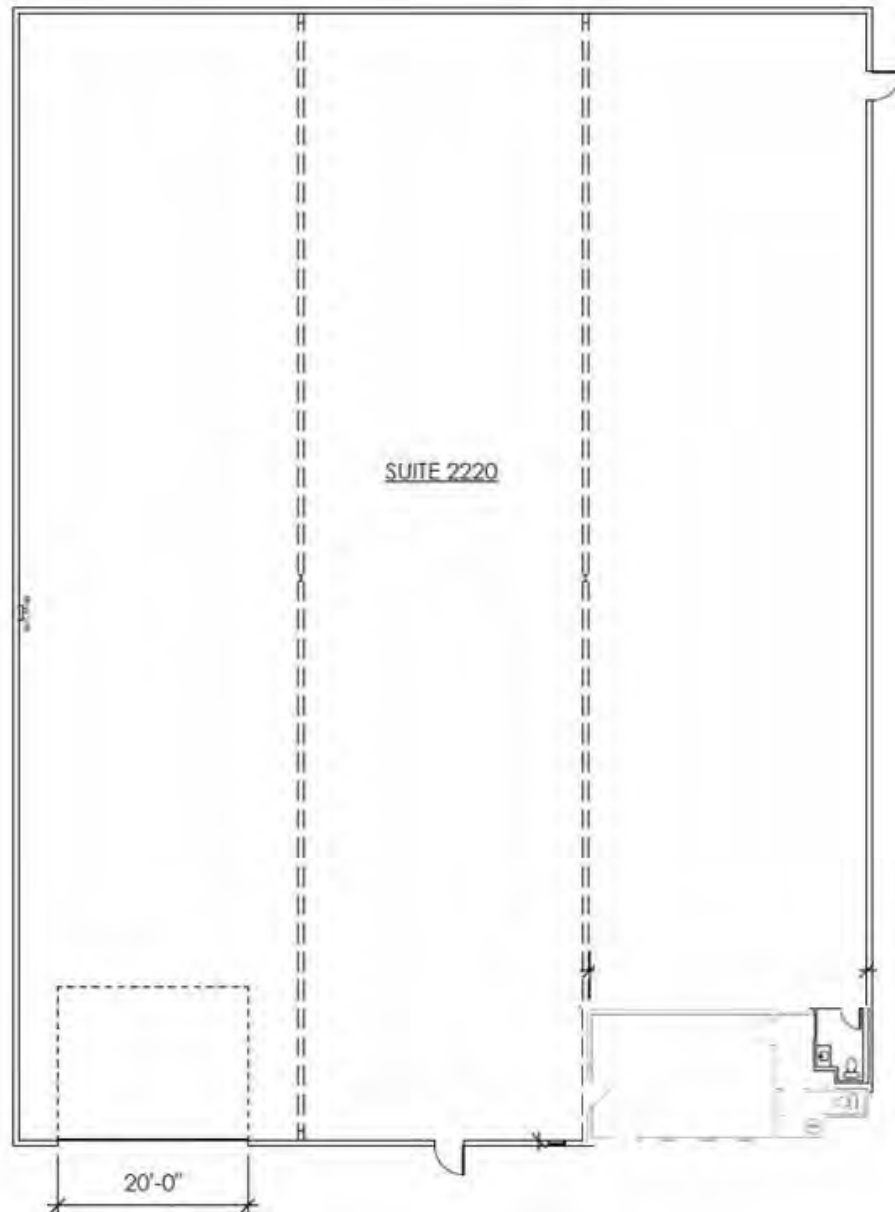


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Suite 2220 - Amenities

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



Suite 2220- Pricing



- All-in Lease cost of **9,360.00/mo for year 1**
 - The first-year base rent rate is \$8.00 per year per square foot (\$7,200.00 per month), plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,160.00 per month), resulting in all-in lease costs of \$9,360.00 per month for year 1 with 5% annual increases on base rent.
- **The base rent for month three (\$7,200.00) will be FREE, but the tenant must still pay the operating expenses due for that month. This only applies to month 3 of the lease, all other months will be charged as normal.
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

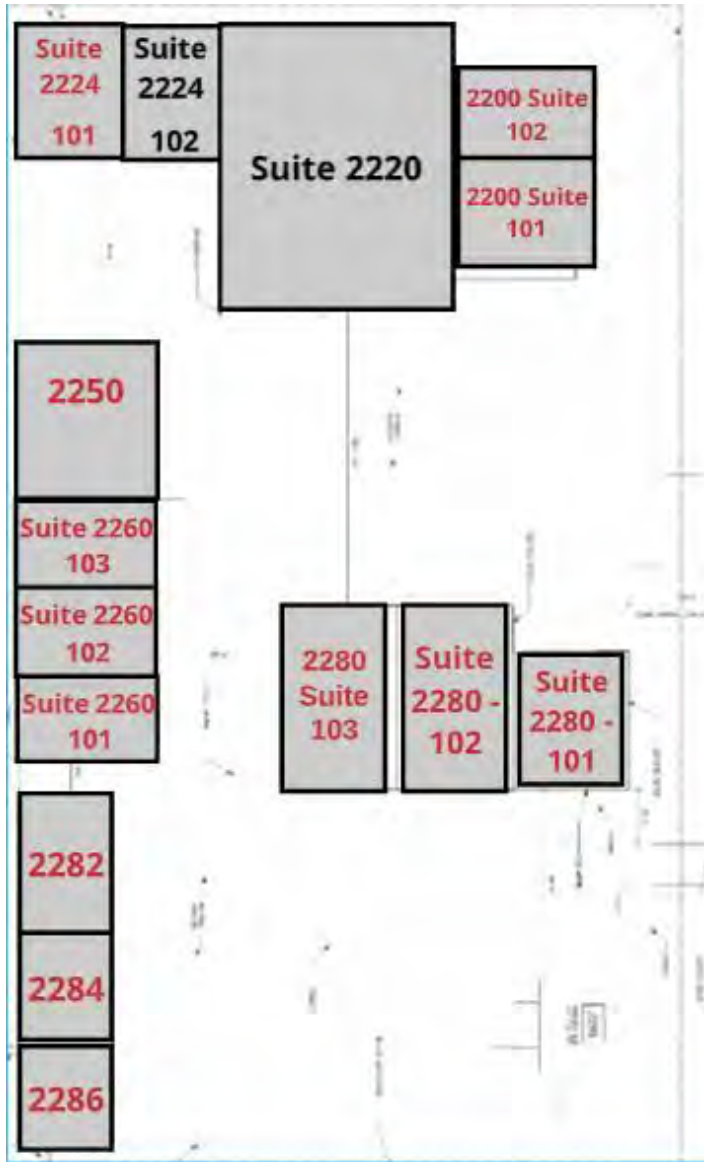


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Contact Us!

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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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