



For Lease

Three Lakes Industrial Park

2200 - 2286 Three Lakes Rd. Albany OR, 97322

Warehouse Space Available!

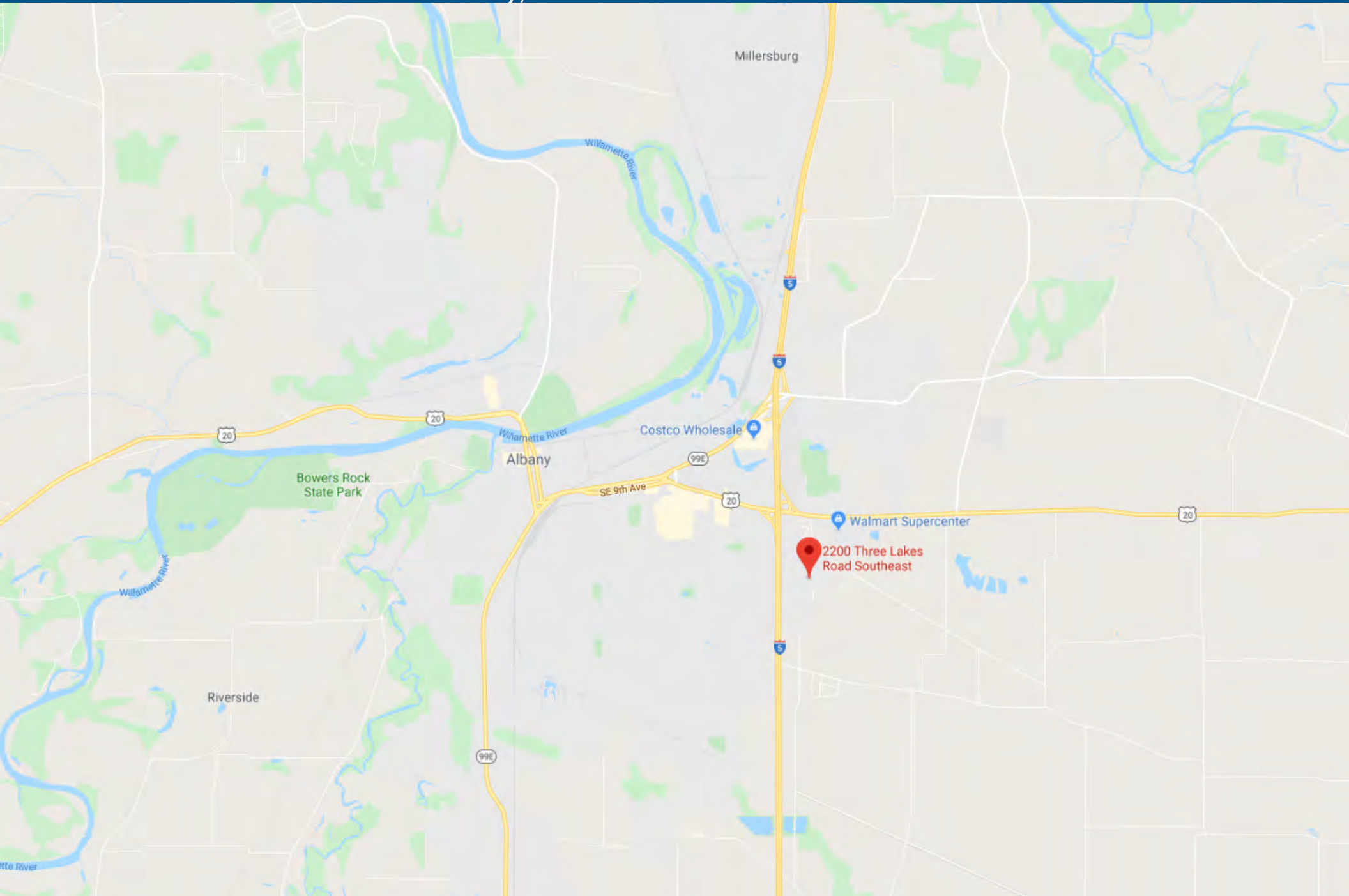
2220-2286 Three Lakes Rd

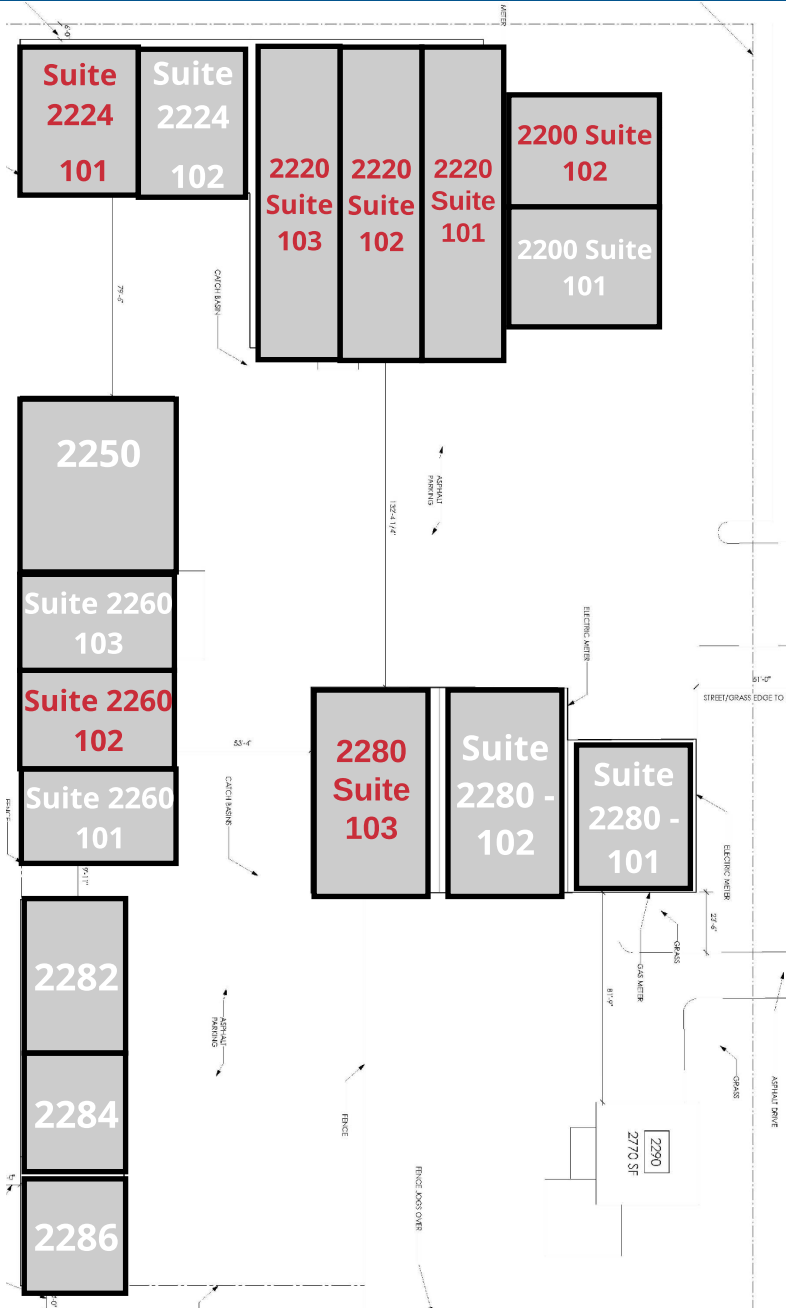
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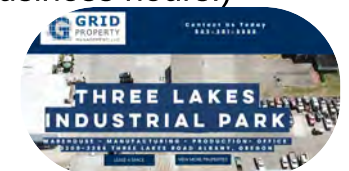


AVAILABLE SUITES

- Suite 2200 - 102: 3,507 RSF Available Now
- Suite 2220 10,800 RSF Available Now
- Suite 2220 - 101: 3,327 RSF Available 09/01/2021
- Suite 2220 - 102: 3,327 RSF Available 09/01/2021
- Suite 2220 - 103: 3,857 RSF Available 09/01/2021
- Suite 2224 - 101: 2,502 RSF Available 09/01/2021
- **Suite 2224 - 102: 4,828 RSF Leased**
- **Suite 2260 - 101: 2,232 RSF Leased**
- Suite 2260 - 102 2,199 RSF Available Now
- **Suite 2260 - 103: 1,924 RSF Leased**
- Suite 2280 - 103: 5,600 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



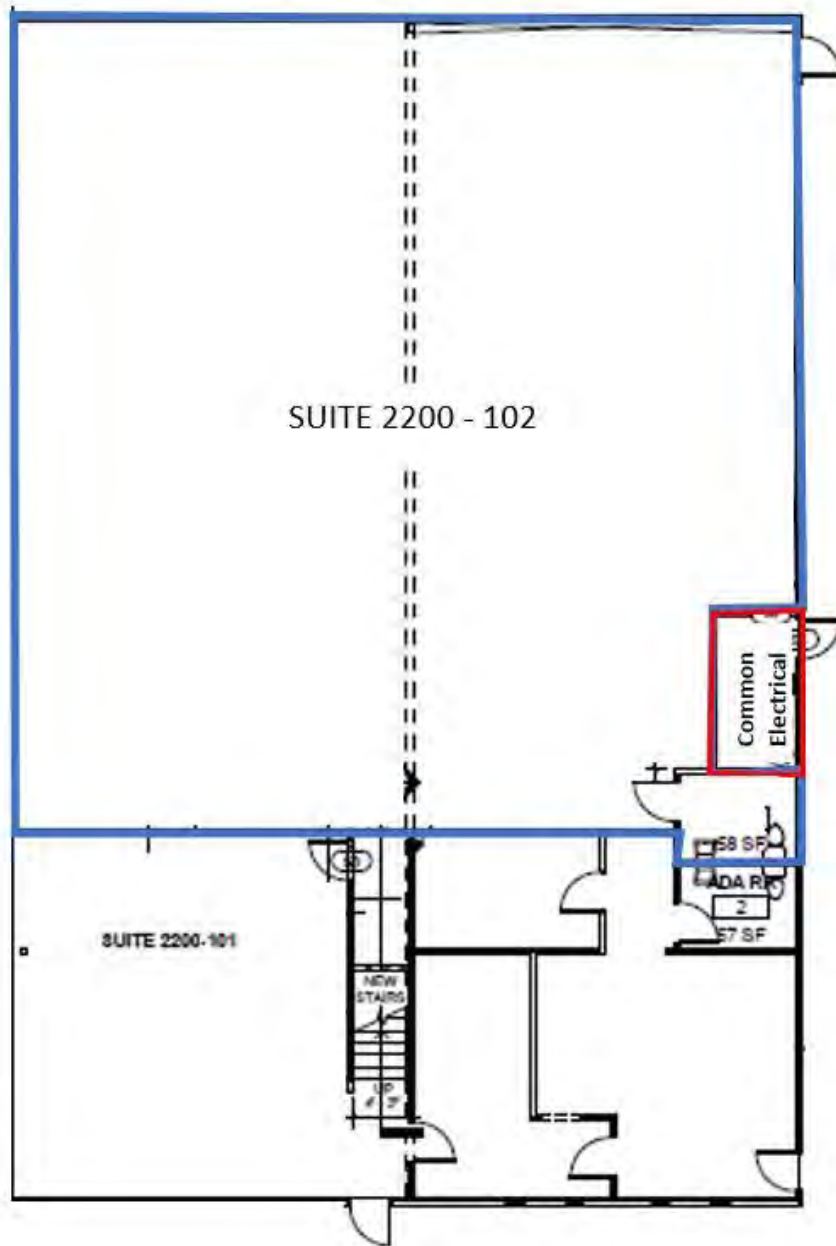
[CLICK HERE TO VIEW WEBSITE](http://ThreeLakesIndustrial.com)

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Suite 2200 - 102 Amenities

- 3,507 RSF
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (1) standard entry doors
- Power Details: 1-Phase
- Common area access to electrical panel
- Private restroom



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Suite 2200 - 102 Pricing

- All-in Lease cost of **\$2,849/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$2,338.00 per month)
 - \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

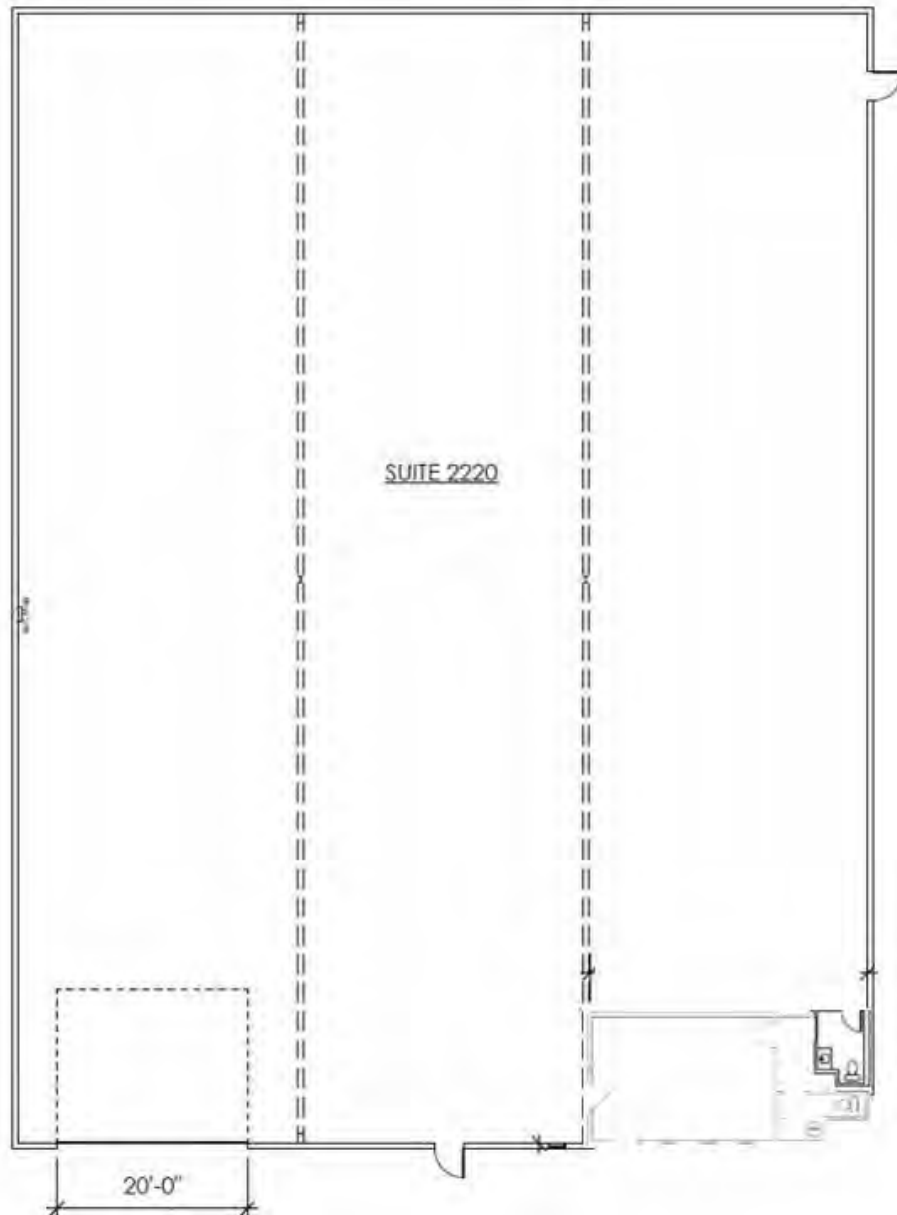


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Suite 2220 - Amenities

- 10,800 square feet
- Ideal for production, warehousing or manufacturing use
- (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

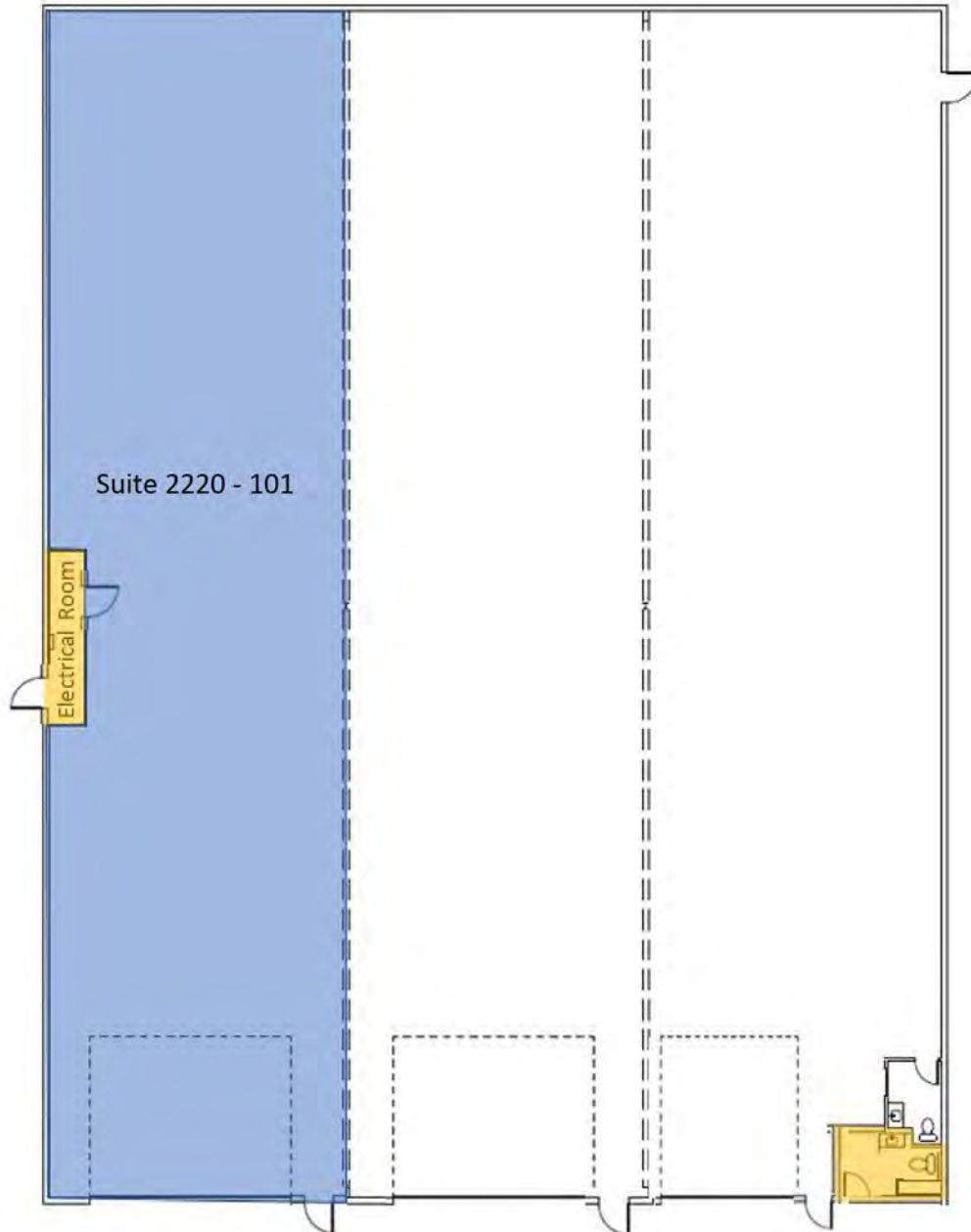


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Suite 2220 - 101 Amenities

- 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

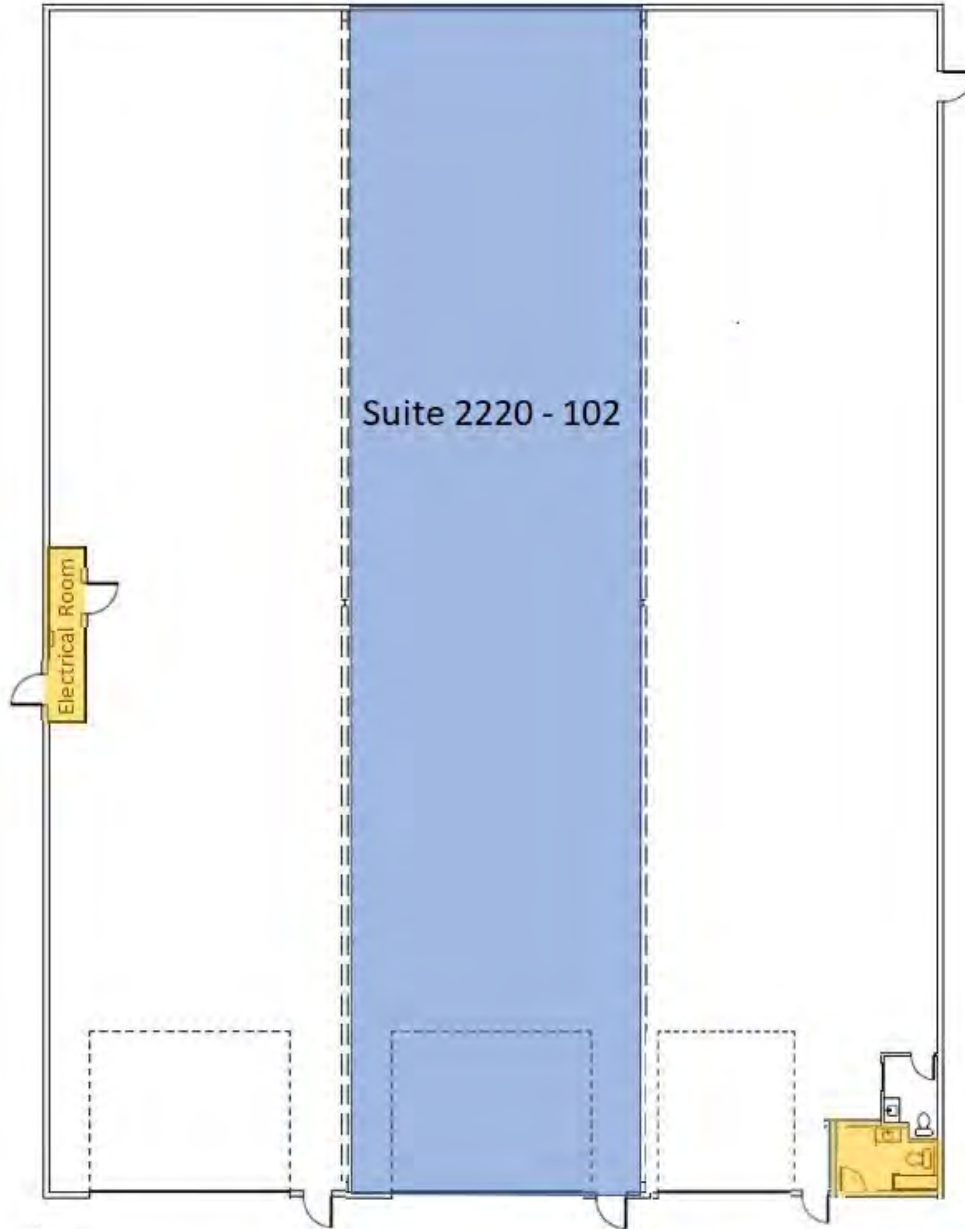


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Suite 2220 - 102 Amenities

- 3,327 square feet
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- Power Details: Details pending



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Suite 2220 - 102 Pricing

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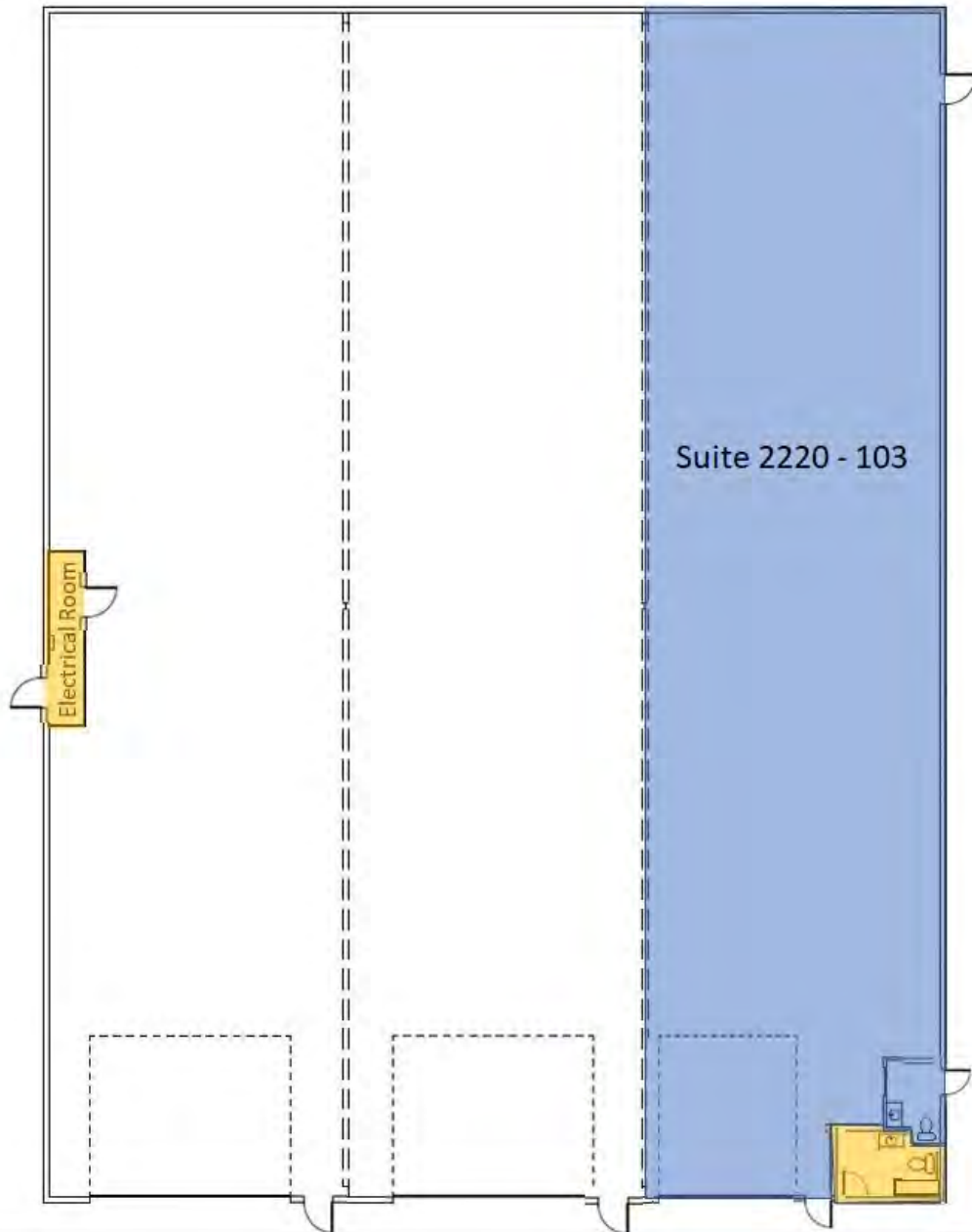
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Suite 2220 - 103 Amenities

- 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

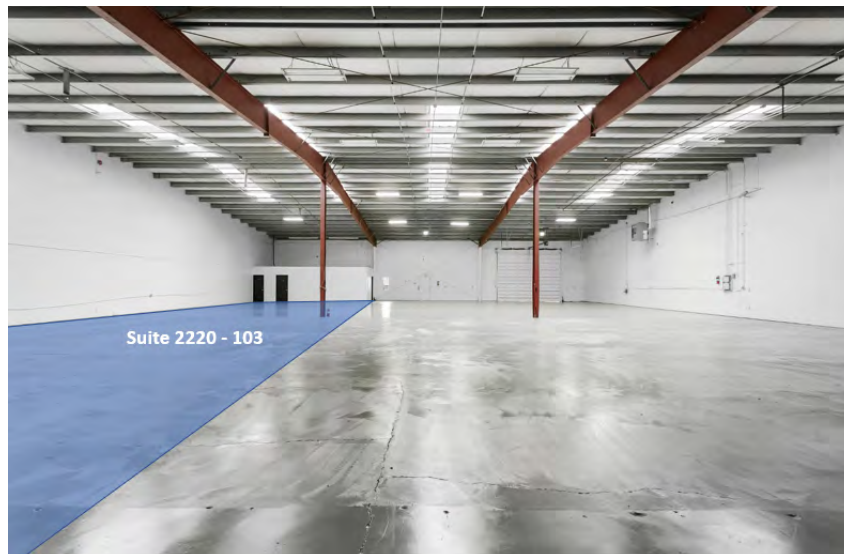


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Suite 2220 - 103 Pricing

- 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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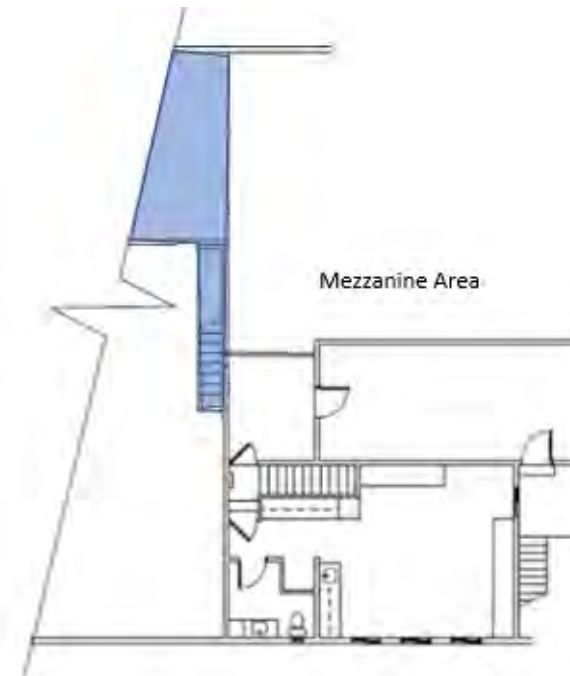
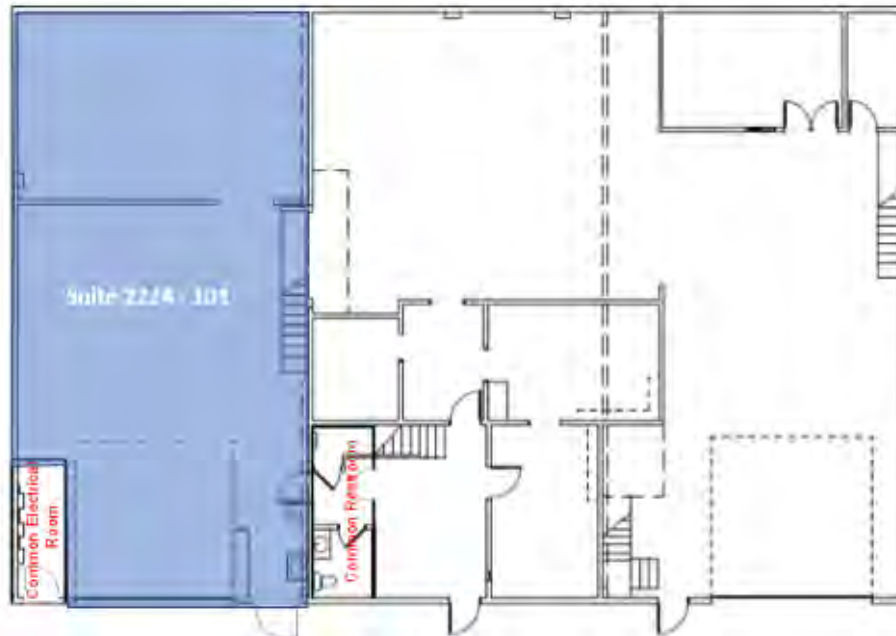
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Suite 2224 - 101 Amenities

- 2,502 RSF
 - 1,900 RSF main floor
 - 500 RSF of mezzanine area
- One 14' roll-up door, 1 standard entry door
- Access to shared restroom
- 1 standard entry doors
- Power Details: 240v, 3 Phase



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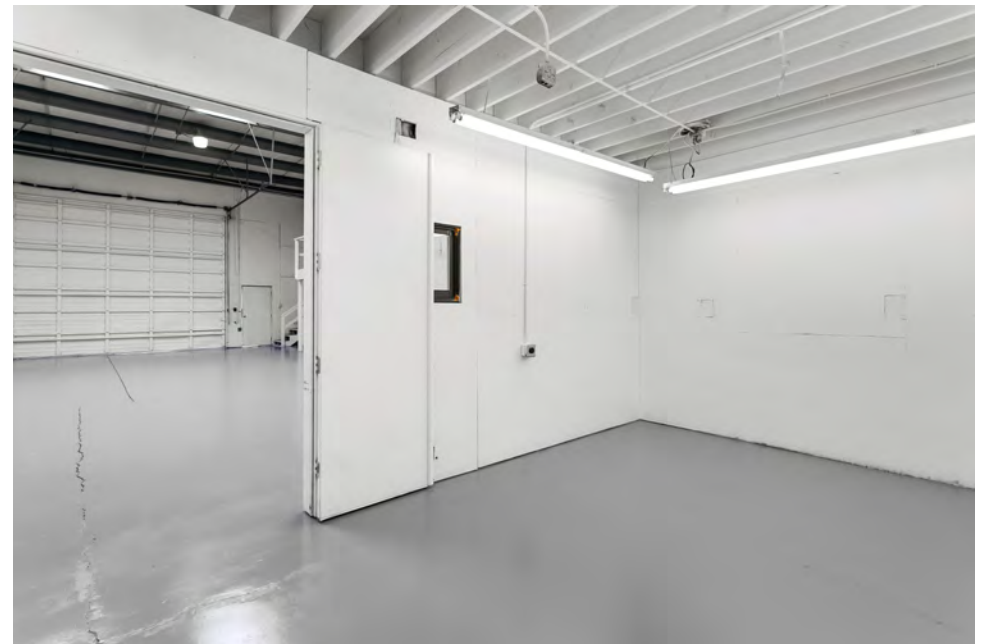
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Suite 2224 - 101 Pricing

- First year base rent is \$8.00/yr/RSF (\$1,668/mo) plus \$1.75/yr/RSF of triple net (NNN) costs resulting in all-in lease costs of \$2,032.88/mo.
- 4% annual increase on base rent
- Tenant is responsible for electric, gas, and garbage
- One year minimum lease. Extension beyond One year available



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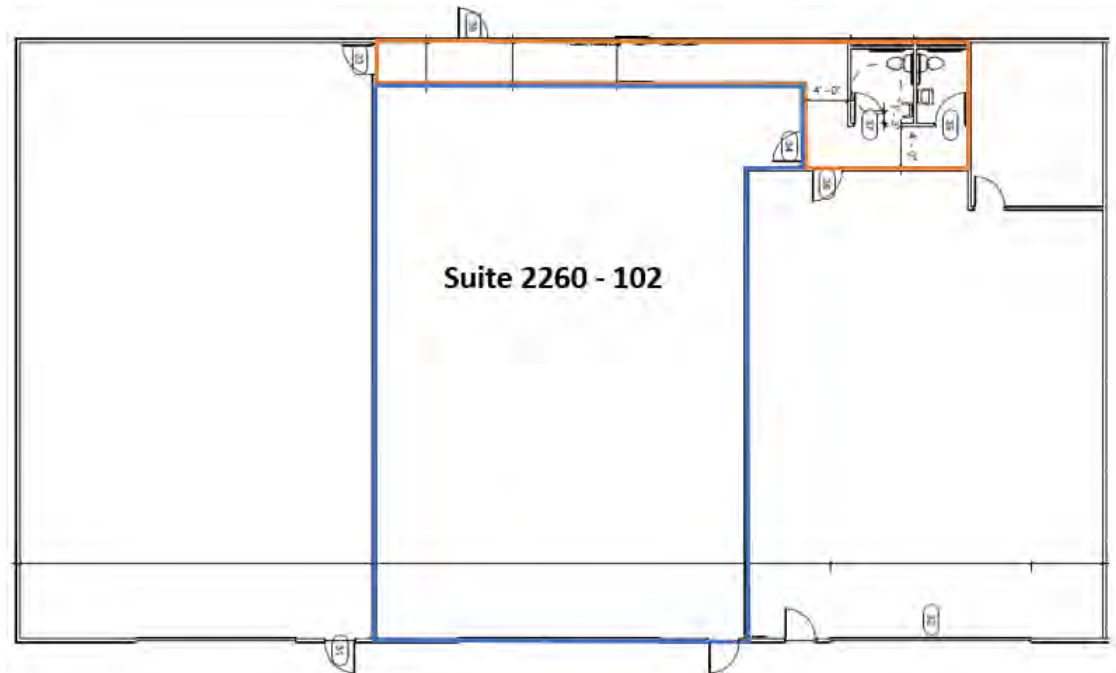
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Suite 2260 - 102 Amenities

- 2,199 RSF
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up doors, (2) standard entry door
- Power Details: Pending
- Common area access to electrical panel and shared restrooms



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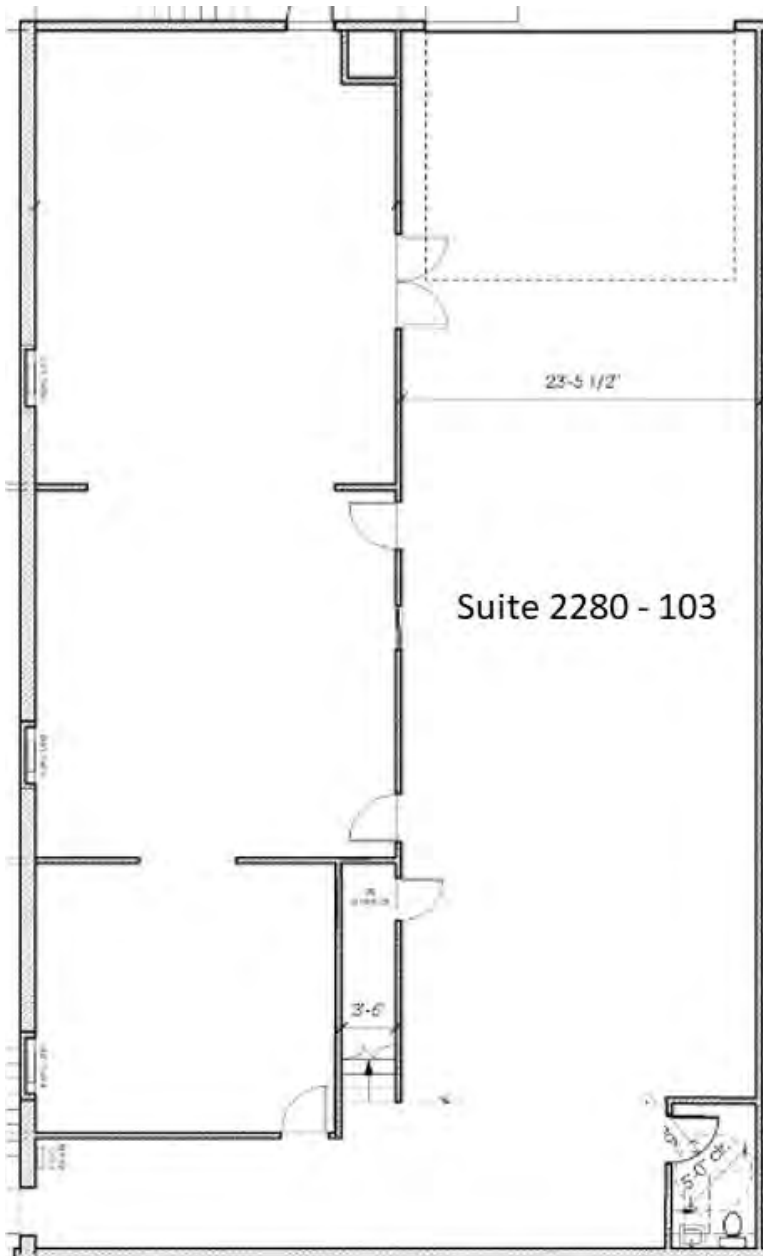
Suite 2260 - 102 Pricing

- All-in Lease cost of **\$1,786.69/mo for year 1**
- \$8 sqft/yr in base rent with 1.75/sqft/yr in NNN
- 4% annual increases on base rent
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with available extensions



Suite 2280 - 103 Amenities

- 5,600 sqft
 - 4,000 sqft main floor
 - 1,600 sqft full height mezzanine build-out.
- Ideal for production, warehousing or manufacturing use
- (1) 14' high roll-up door, (2) standard entry doors
- Power Details: The Suite has 240v 3-Phase power with 200A of breaker capacity
- Available Now!



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Suite 2280 - 103 Pricing



- All-in Lease cost of **\$4,550/mo for year 1**
- \$8.00/yr/sqft for year 1 with 4% annual increases on base rent
- \$1.75/yr/sqft pro-rata allocation of triple net (NNN) costs (\$816.67 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

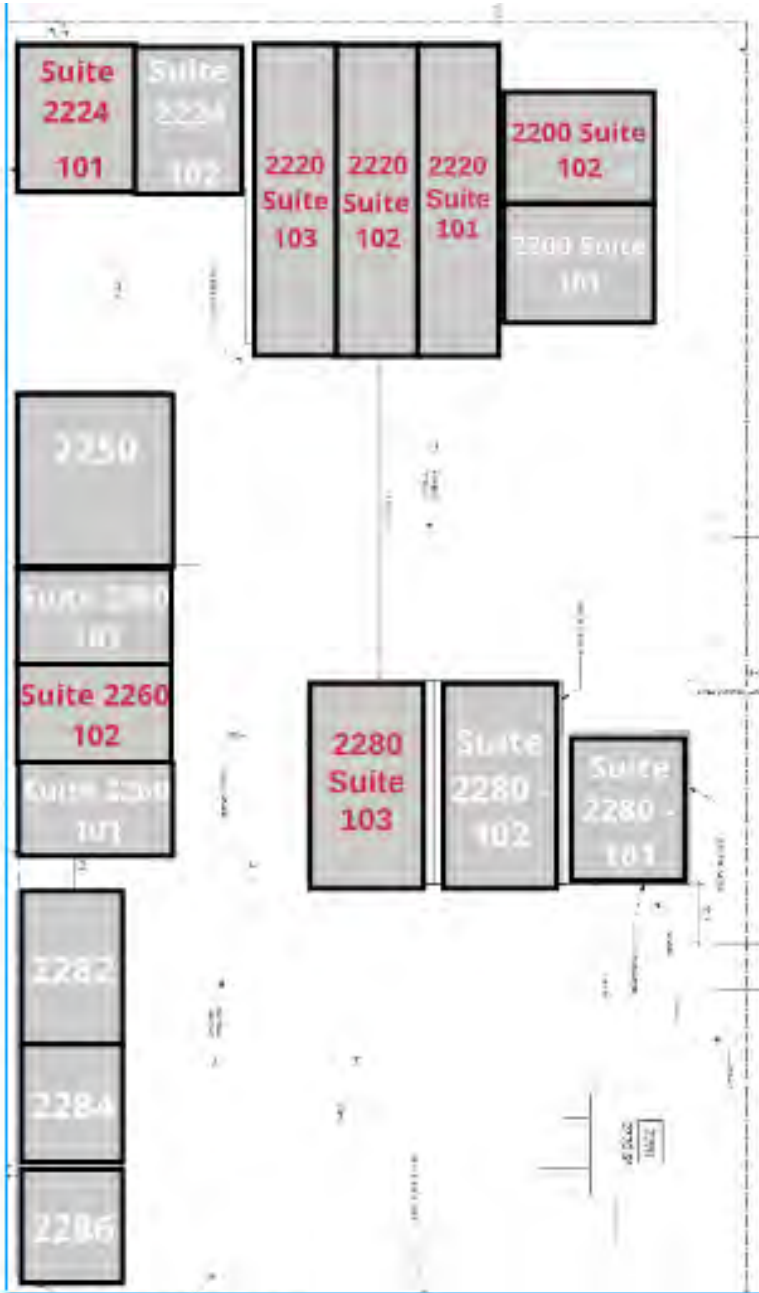


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Contact Us!

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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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