



For Lease

Three Lakes Industrial Park

2200 - 2286 Three Lakes Rd. Albany OR, 97322

Warehouse Space Available!

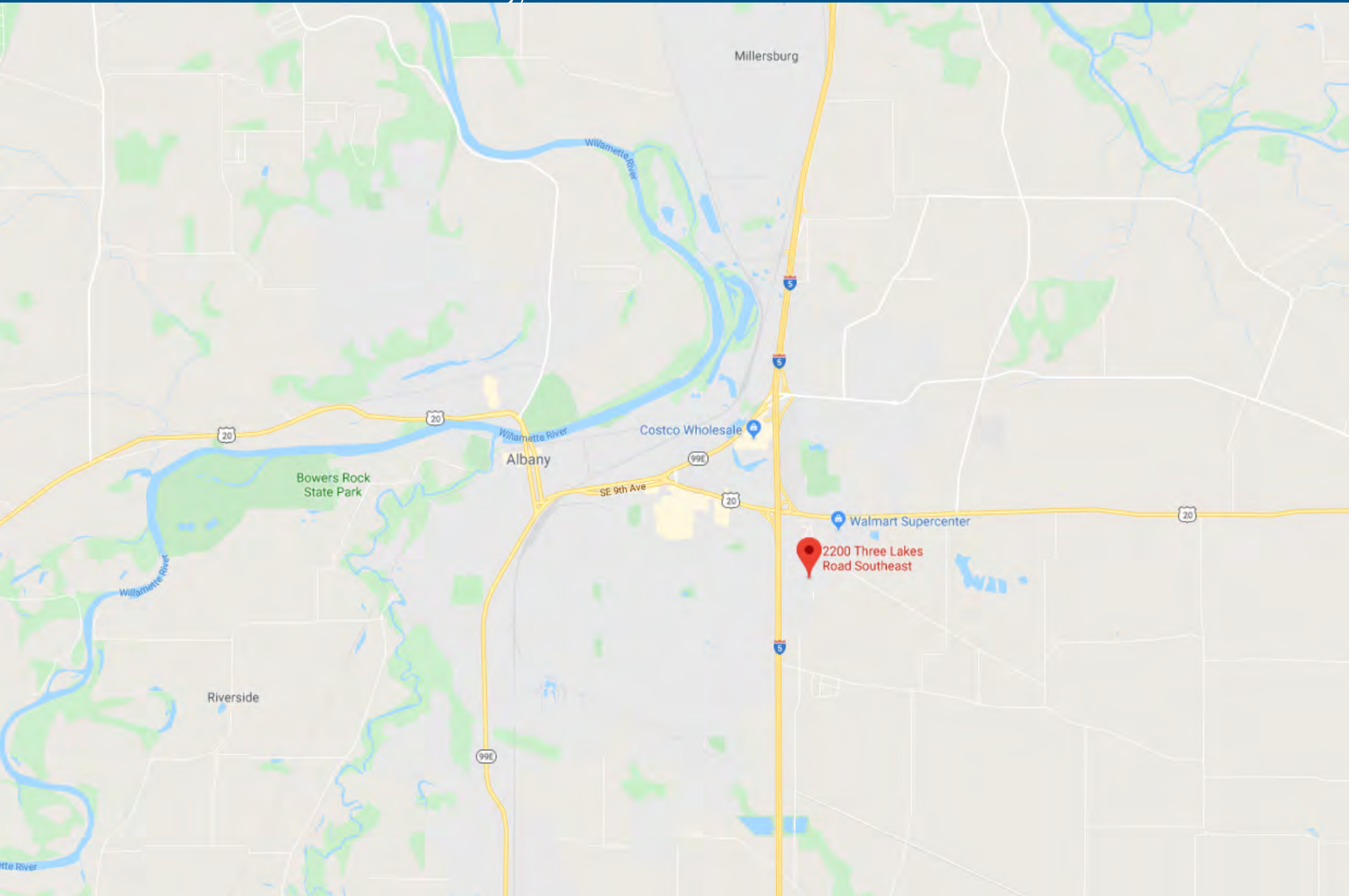
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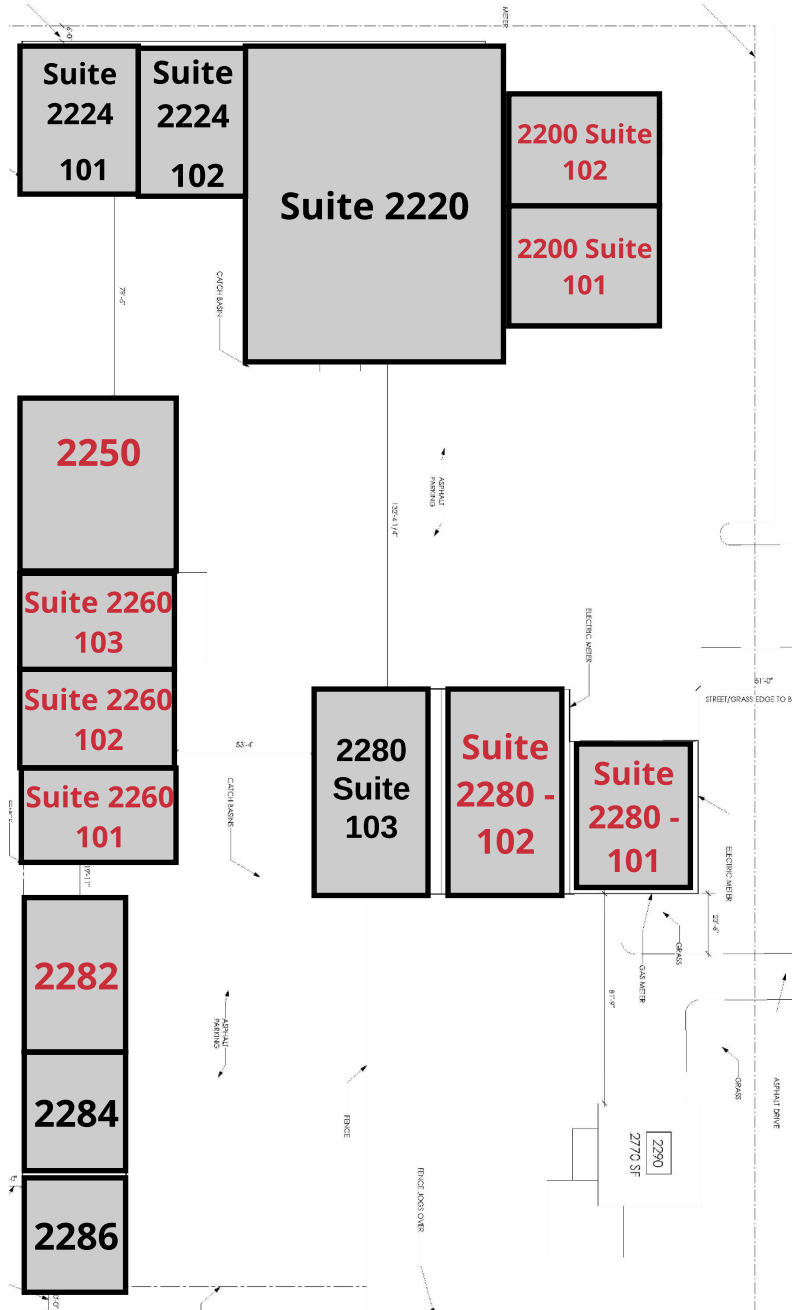


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AVAILABLE SUITES

- Suite 2220 10,800 RSF Available Now
- Suite 2224 - 102: 4,828 RSF Available Now
- Suite 2224 - 101: 2,502 RSF Available Now
- Suite 2280-103 5,046 RSF Available 12/20/2022
- Suite 2284: 2,400 RSF Available 02/17/2023
- Suite 2286 2,000 RSF Available 02/17/2023
- Suite 2284 - 86: 4,200 RSF Available 02/17/2023

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



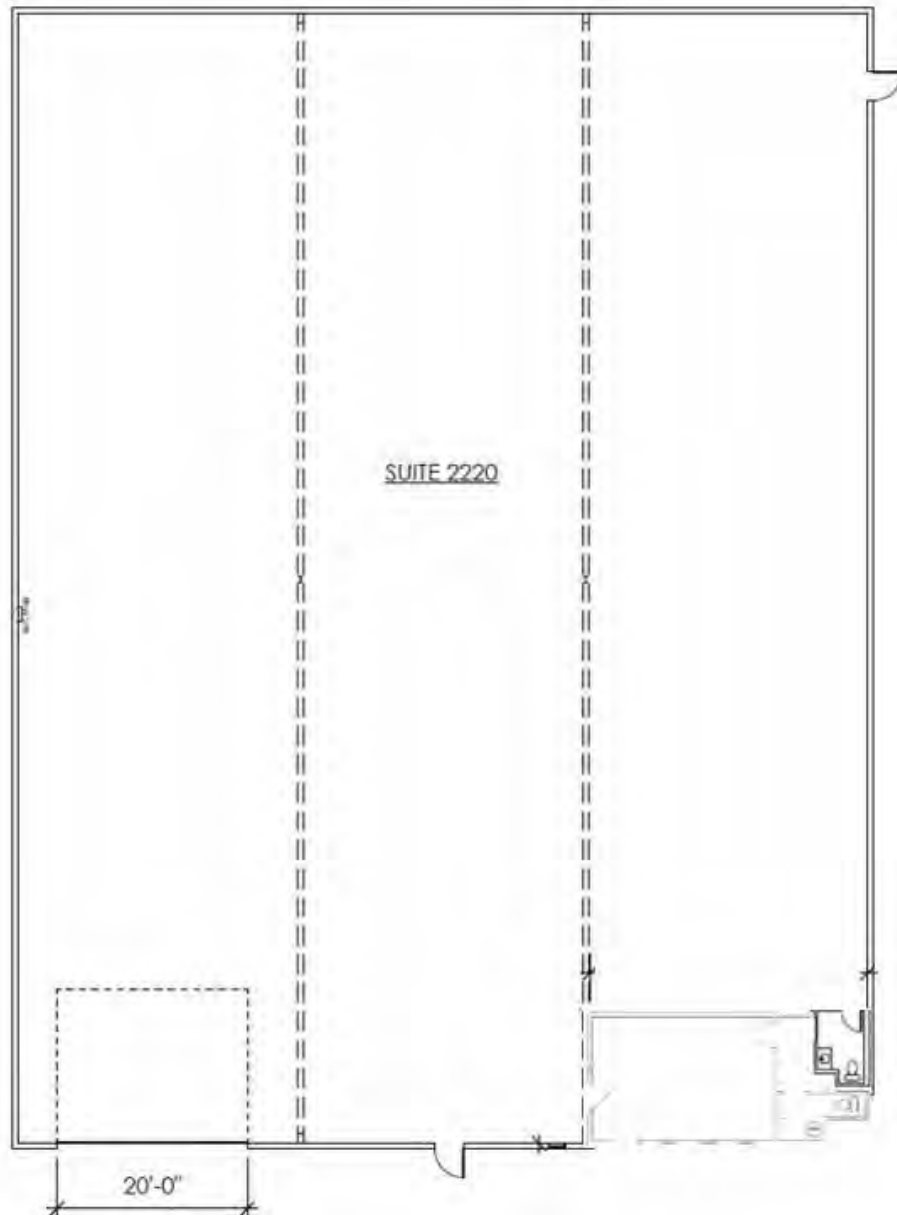
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Suite 2220 - Amenities

- 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 **\$8,190.00/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$7,200 per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,890.00 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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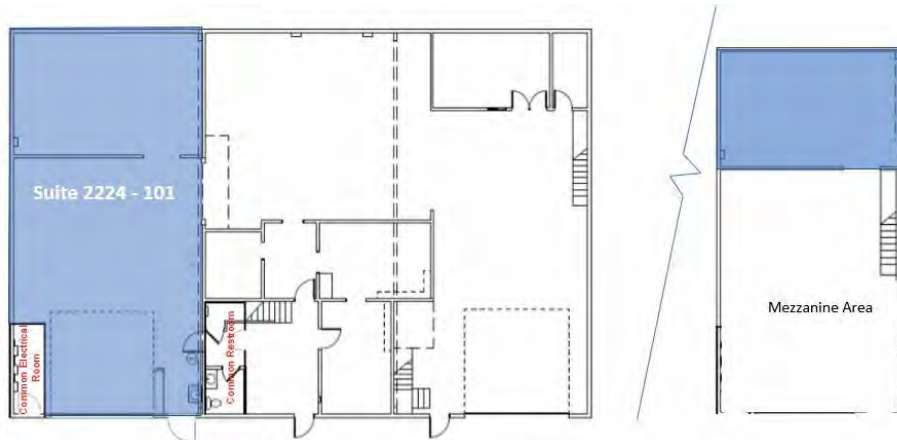
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Suite 2224-101 - Amenities

- 2,502 square feet
- Ideal for production, warehousing or manufacturing use
- The suite has high interior clearance, one (1) 14' high roll-up door (this will be added), and one (1) standard entry door.
- Power Details: Details pending



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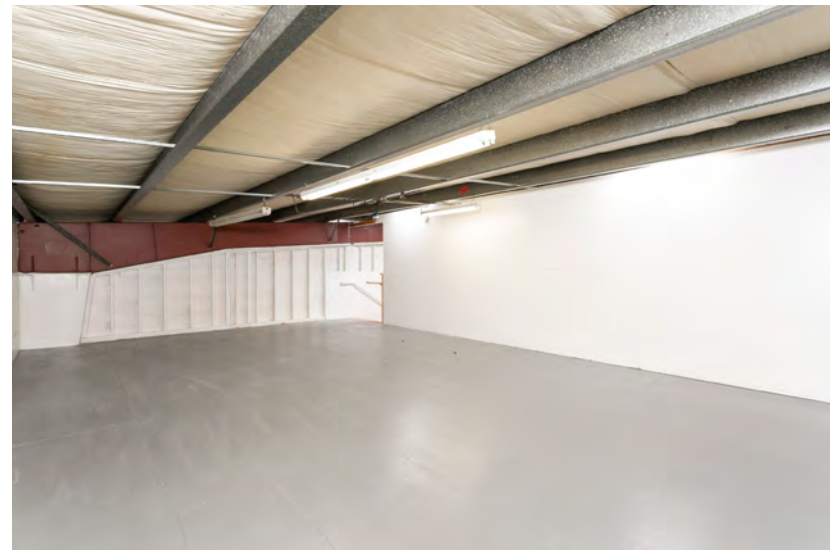
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Suite 2224-101 Pricing

- All-in Lease cost of **\$2,210.10/mo for year 1**
 - First-year base rent rate is \$8.50 per year per square foot (\$1,772.25, per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$437.85 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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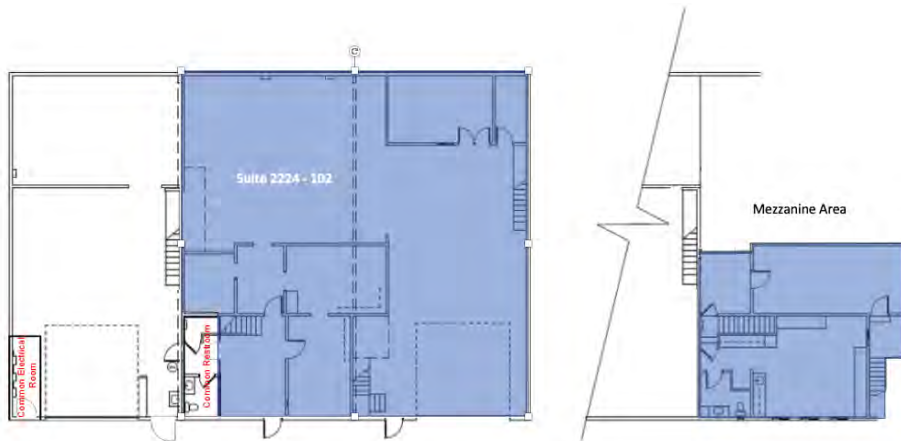
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Suite 2224-102 - Amenities

- 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



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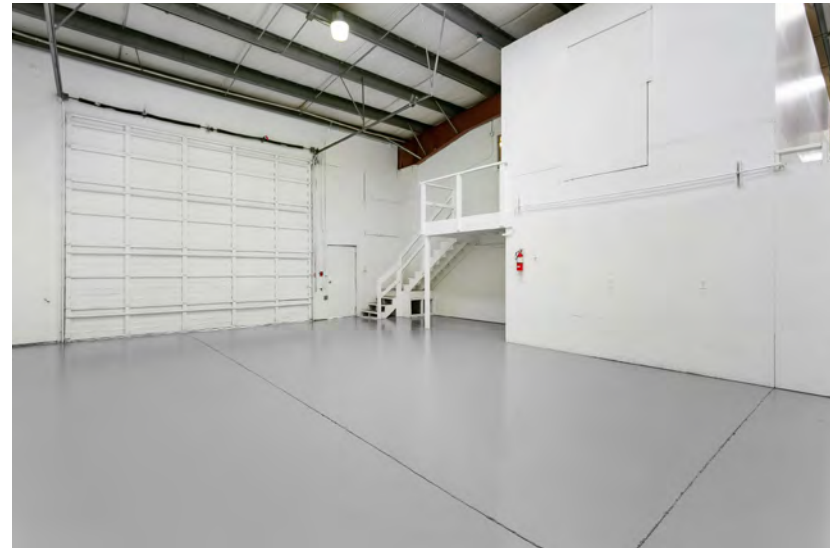
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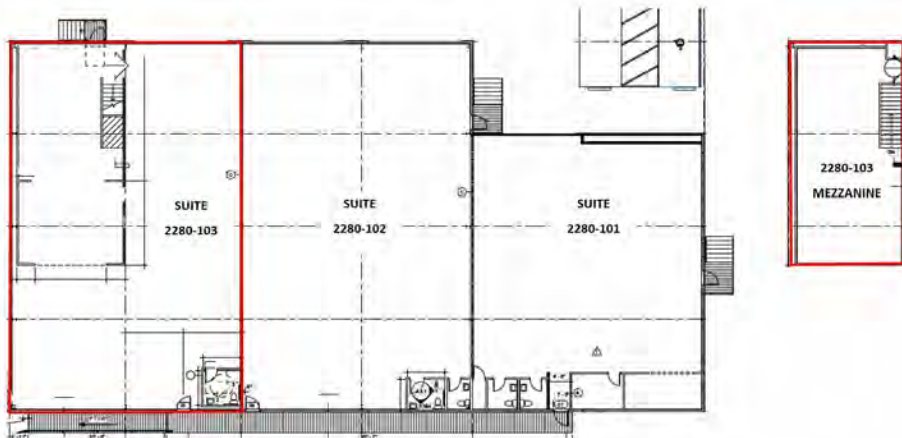
Suite 2224-102 Pricing

- All-in Lease cost of **\$4,264.73/mo for year 1**
 - First-year base rent rate is \$8.50 per year per square foot (\$3,419.83, per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$844.90 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, (2) standard entry doors
- Power Details: Details pending



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Suite 2280-103 Pricing

- All-in Lease cost of **\$4,247.05/mo for year 1**
 - First-year base rent rate is \$8.00 per year per square foot (\$3,364.00, per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$883.05 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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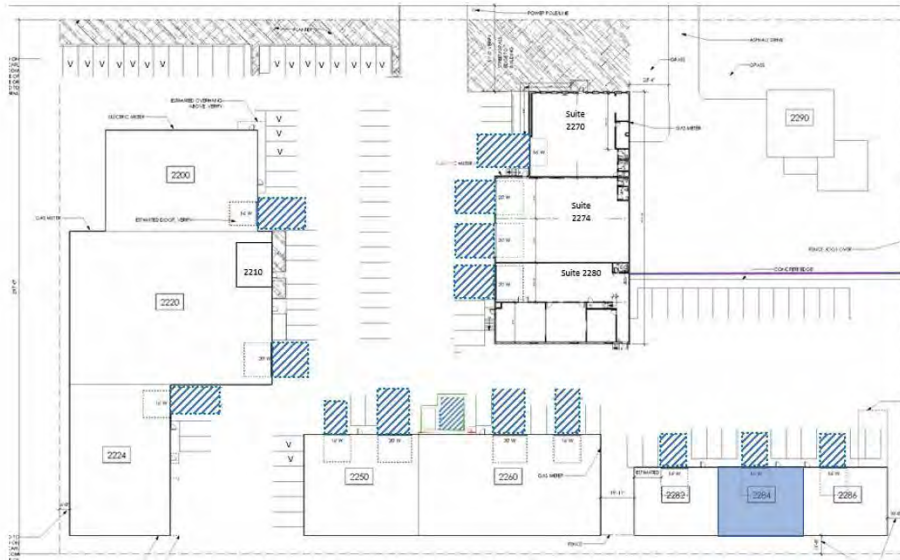
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Suite 2284 - Amenities

- 2,400 square feet
- Ideal for production, warehousing or manufacturing use
- The suite has high interior clearance, one (1) roll-up door, and one (1) standard entry door.
- Power Details: Details pending



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Suite 2284 Pricing

- All-in Lease cost of **\$2,120.00/mo for year 1**
 - First-year base rent rate is \$8.50 per year per square foot (\$1,700.00 per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$420.00 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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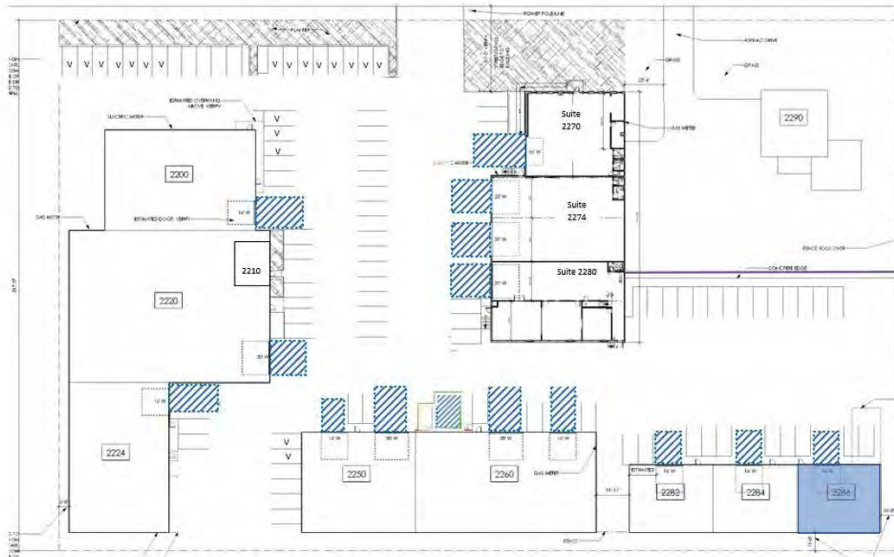
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Suite 2286 - Amenities

- 2,200 square feet
- Ideal for production, warehousing or manufacturing use
- The suites have high interior clearance, one (1) 14' high roll-up doors, and one (1) standard entry doors.
- Power Details: Details pending



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Suite 2286 Pricing

- All-in Lease cost of **\$1,766.67/mo for year 1**
 - First-year base rent rate is \$8.50 per year per square foot (\$1,416.67 per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$350.00 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available



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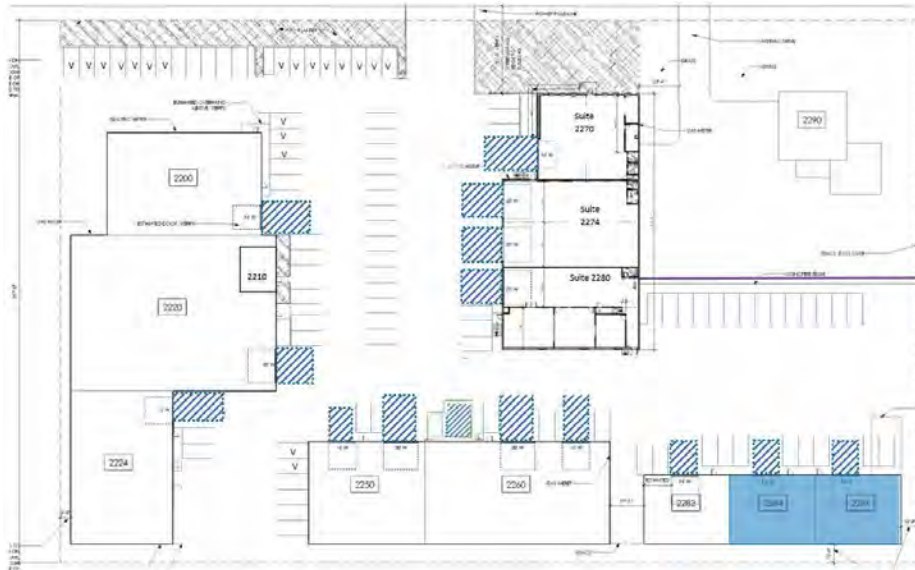
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Suite 2284-86 - Amenities

- 4,400 square feet
- Ideal for production, warehousing or manufacturing use
- The combined suites have high interior clearance, two (2) 14' high roll-up doors, and two (2) standard entry doors.
- Power Details: Details pending



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Suite 2284-86 Pricing

- All-in Lease cost of **\$3,886.67/mo for year 1**
 - First-year base rent rate is \$8.50 per year per square foot (\$3,116.67 per month)
 - \$2.10 per year per square foot pro-rata allocation of triple net (NNN) costs (\$770.00 per month)
- Tenant pays their own electricity, gas, and garbage
- 1 year minimum lease with extensions beyond 1 year available

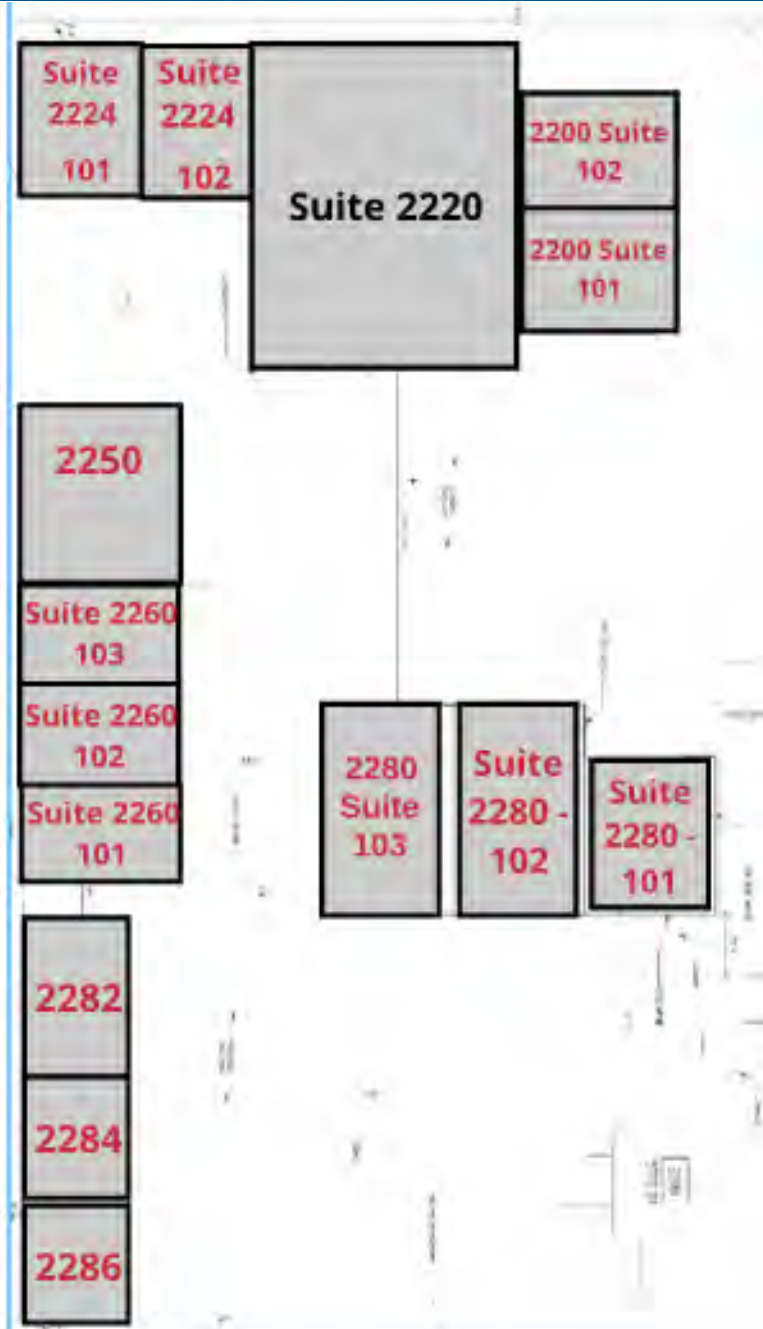


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Contact Us!

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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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