



**Jerry Matson, SIOR, MBA**  
 Executive Vice President  
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# Industrial Space with Yard

1375 Woodrow Street NE, Salem, Oregon 97301

## Stand-alone dock high warehouse

- 28,894 SF ground floor
- Fenced yard; additional yard available
- Continuous covered platform dock high loading
- Lease: \$0.65 PSF/Mo. shell, \$1.15 PSF/Mo. office
- Sale: \$4,045,160

**Colliers**  
 851 SW Sixth Avenue, Suite 1200  
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# For Lease

## Details

28,894 SF (ground floor), stand-alone building

4,500 SF 1st floor office, 2,214 SF 2nd floor office

2,700 SF production, assembly, QA, small parts storage

Fenced yard includes parking for 20+ cars or vans.

Additional yard available

Continuous covered platform dock high loading

Free span building (no columns)

2 miles from (Exit 256 or 258) I-5

Rail doors exist and service possible

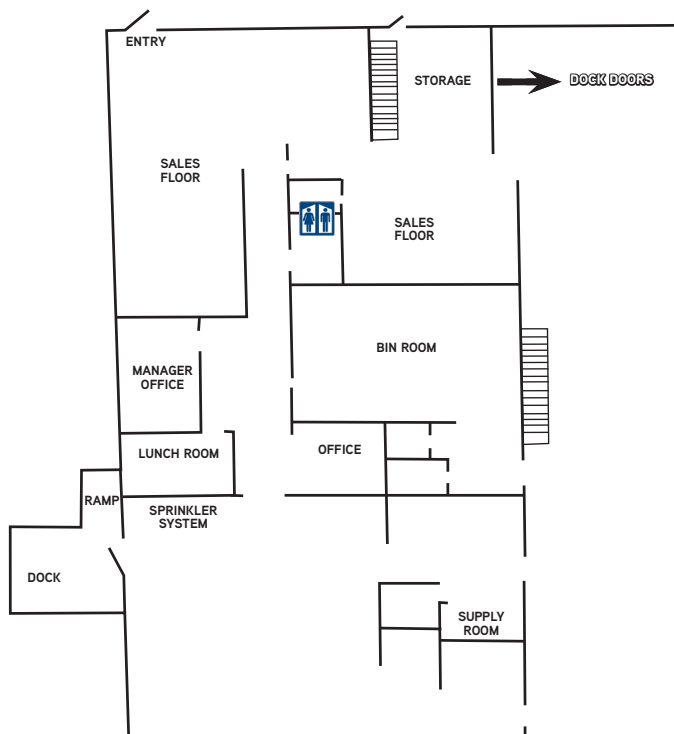
Located in Opportunity Zone

\$0.60 PSF/Mo. shell, \$0.95 PSF/Mo. office

\$4,000,000 purchase price



## Floor Plan



### Contact us:

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