

Expansive Warehouse Space in Heart of Salem

1244 FRONT STREET NE, SALEM, OR 97306

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FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

1244 Front Street NE, Salem, OR 97306

PROPERTY DESCRIPTION

The expansive warehouse space, high ceilings, and ample grade doors offer exceptional flexibility to accommodate various operational needs. This space is suitable for optimizing efficiency with NEW skylights, roof, interior and exterior paint, gas heaters, and an office overlook.

PROPERTY HIGHLIGHTS

- 9 gas heaters
- 8 grade level doors (incl. 2 electric)
- LED lights
- Plumbing for compressed air
- Three phase power, 480V 400amp
- Street parking and free parking lot (approx. 60 spaces total) available
- Clear height: 23'9"
- Garage Doors: 14' wide and range in height from 12'-13' tall
- Column spacing: 19'10" between columns going north and 84' east to west

OFFERING SUMMARY

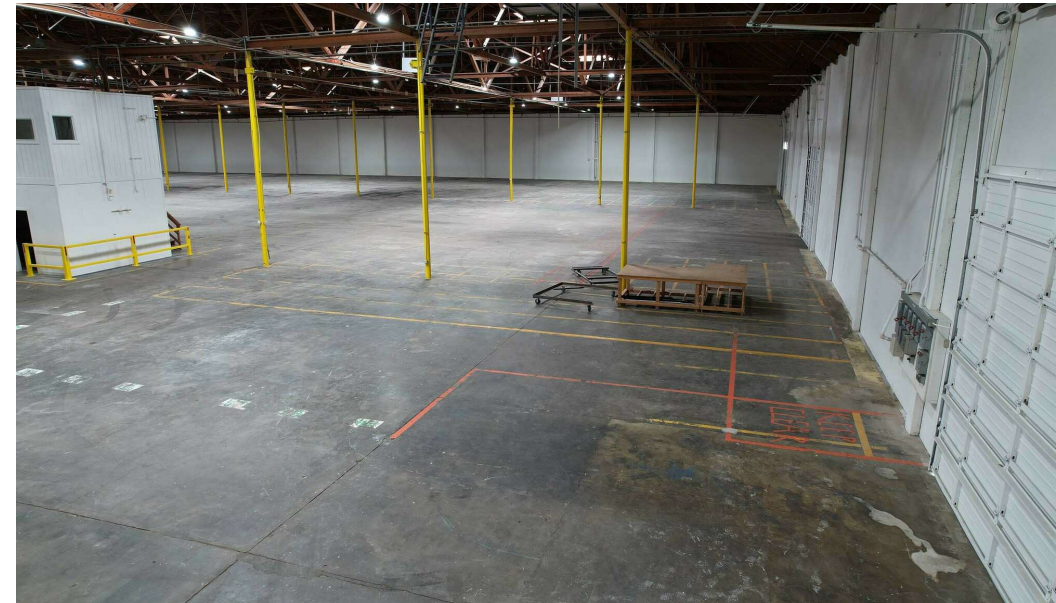
Lease Rate:	\$0.55 SF/month (NNN)
Available SF:	69,660 SF
Lot Size:	1.59 Acres
Building Size:	69,660 SF

LOCATION

DISTANCE

TIME

I-5	2.3 mi	8 min
Portland	46 mi	48 min



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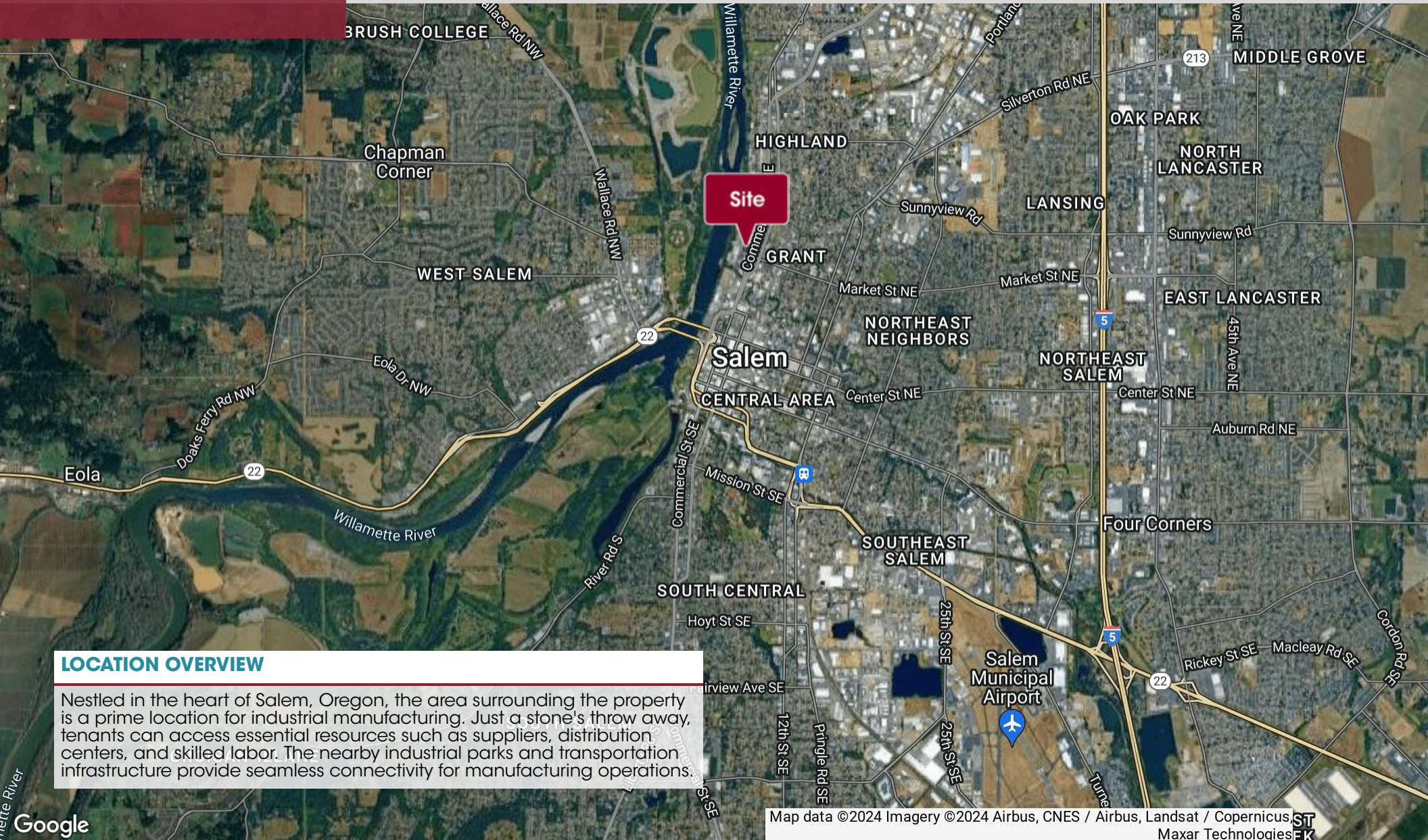
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LOCATION OVERVIEW

Nestled in the heart of Salem, Oregon, the area surrounding the property is a prime location for industrial manufacturing. Just a stone's throw away, tenants can access essential resources such as suppliers, distribution centers, and skilled labor. The nearby industrial parks and transportation infrastructure provide seamless connectivity for manufacturing operations.

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