



FOR LEASE



SMALL WAREHOUSE W/ OFFICE

Industrial Warehouse with Office Space

3,109 SF | \$1.10 PSF - Triple Net

2990 Portland Road NE, Salem, OR

- Office and warehouse combo
- Very clean space
- Fully fenced and good parking
- NNN's estimated at \$0.24/sf/mo

CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

curt.arthur@capacitycommercial.com

NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS	
Address	2990 Portland Road NE, Salem, OR 97301
Building Size	3,109 SF
Renovated	2023
Zoning	IG
Market	Industrial
Lease Rate	\$1.10/SF - triple net

Property Overview

Newly renovated industrial opportunity with an office, a small warehouse, a production area, fenced yard shared with one other user. Perfect for small manufacturers, construction trades, or any company with fleet vehicles.

3,109 SF with 1,025 SF of office, with the remainder being warehouse/shop area.

Property Highlights

- Office and warehouse combo
- Very clean space
- Fully fenced and good parking
- NNN's estimated at \$0.24/sf/mo





LOCATION MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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