



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**

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# PROPERTY SUMMARY



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## PROPERTY DETAILS

<b>Address</b>	2990 Portland Road NE, Salem, OR 97301
<b>Building Size</b>	3,109 SF
<b>Renovated</b>	2023
<b>Zoning</b>	IG
<b>Market</b>	Industrial
<b>Lease Rate</b>	\$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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