



Industrial Space For Lease

# Valley Industrial Park

4910 Turner Rd SE  
Salem, OR 97317

Offering Memorandum Presented By:

**Peter Braunworth**  
Principal Broker  
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An aerial photograph of a commercial property. The main building is a long, rectangular structure with a grey metal roof and a blue vertical stripe down the center. A large array of solar panels is mounted on the right side of the roof. To the left of the building is a paved parking lot with several cars parked. A small blue shed is located near the intersection of the parking lot and a road. The property is surrounded by trees and greenery. A large green semi-transparent circle is overlaid on the left side of the image, containing the text 'PROPERTY INFORMATION' and 'Section 1'.

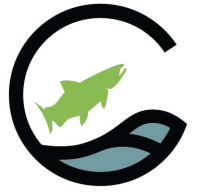
# PROPERTY INFORMATION

## Section 1

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## 360° VIRTUAL TOUR

### Property Description

Introducing a prime leasing opportunity at 4910 Turner Rd SE, Salem, OR, 97317. This versatile property offers an ideal location for businesses seeking dynamic space. With as small as 1,680 up to 2,880 square feet of space, it presents a blank canvas for tailored transformation to suit a wide range of needs. The expansive warehouse area is complemented by ample parking, making it well-suited for various ventures. With easy access to major transportation routes, this property promises convenience and visibility. Don't miss this chance to elevate your business with a sought-after address and a space primed for success. Suite 500 has access to a shared restroom and the 1,680 square feet of warehouse space can be complimented with an additional 1,200 square feet of loft space for a total of 2,880 SF or WH space leased on a standalone basis.

### Offering Summary

Lease Rate:	\$1.00 SF/month (NNN)
Available SF:	2,880 SF
Lot Size:	72,527 SF
Building Size:	12,000 SF

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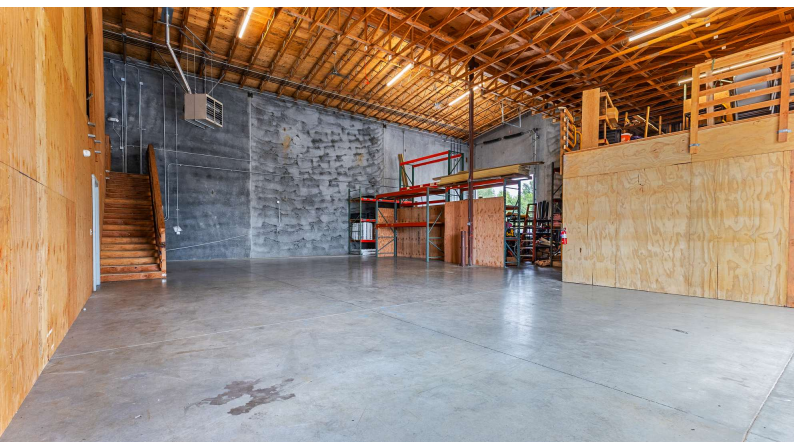
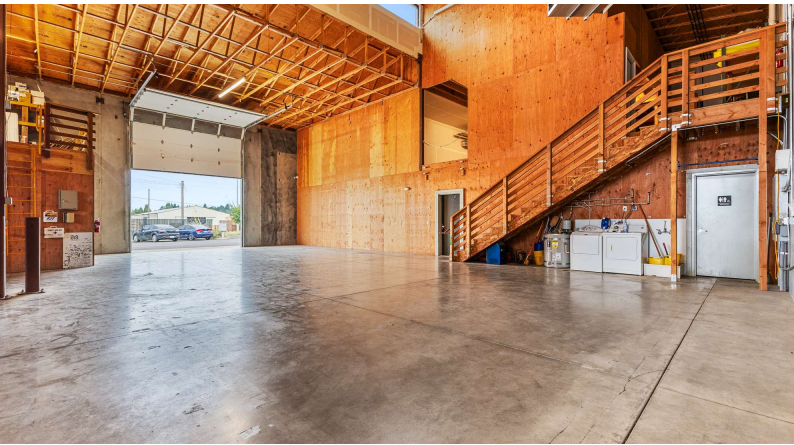
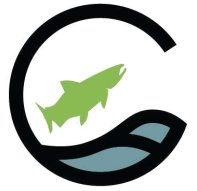
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## Building Info

Ceiling Height	19 ft
Year Built	2020

## Property Highlights

- Additional loft space potentially available
- Optional office space - call broker for details
- Industrial-grade roll door
- Large open space
- Convenient South Salem location close to signaled intersection of Kuebler Boulevard and Turner Road
- Restroom shared with one other tenant
- Ceiling height over 19 Ft
- 12,000 Amps
- 3 phase power
- Tenant Roster: HD Open House, Valley Roofing, Body by Strength, Lonestar Roofing and Exteriors, and Oregonized Chaos coffee stand on site

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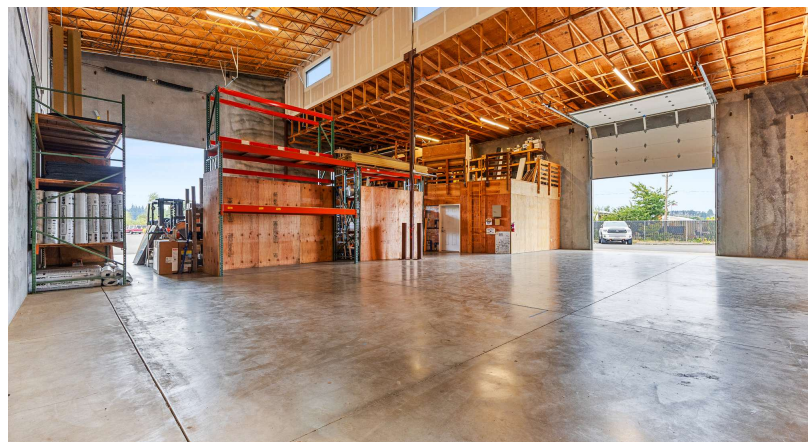
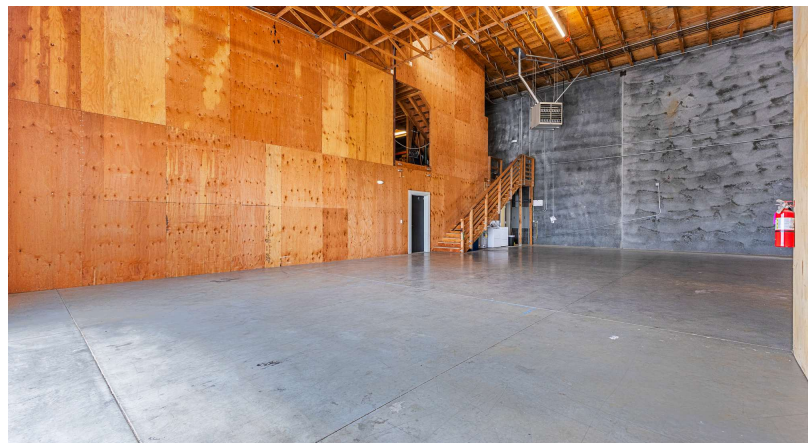
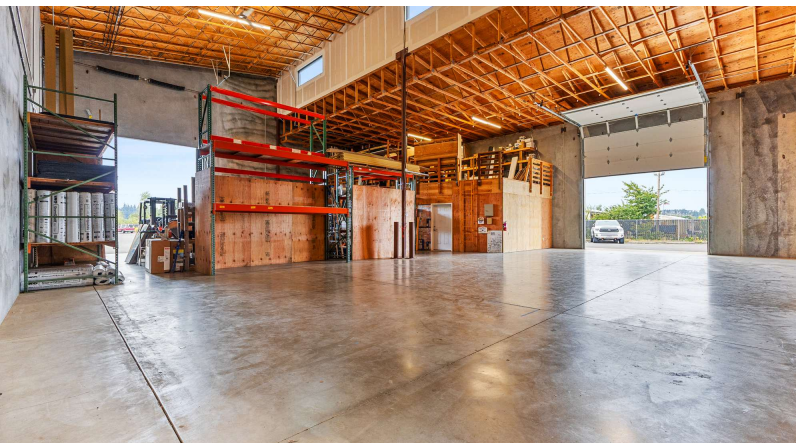
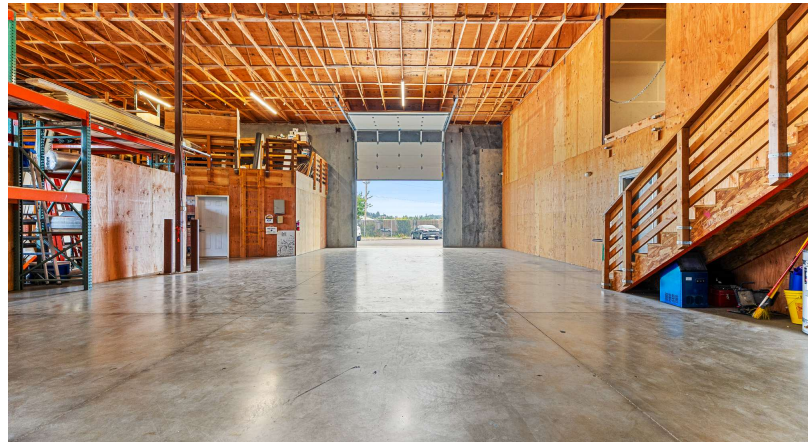
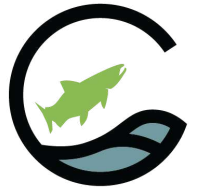
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Additional Photos

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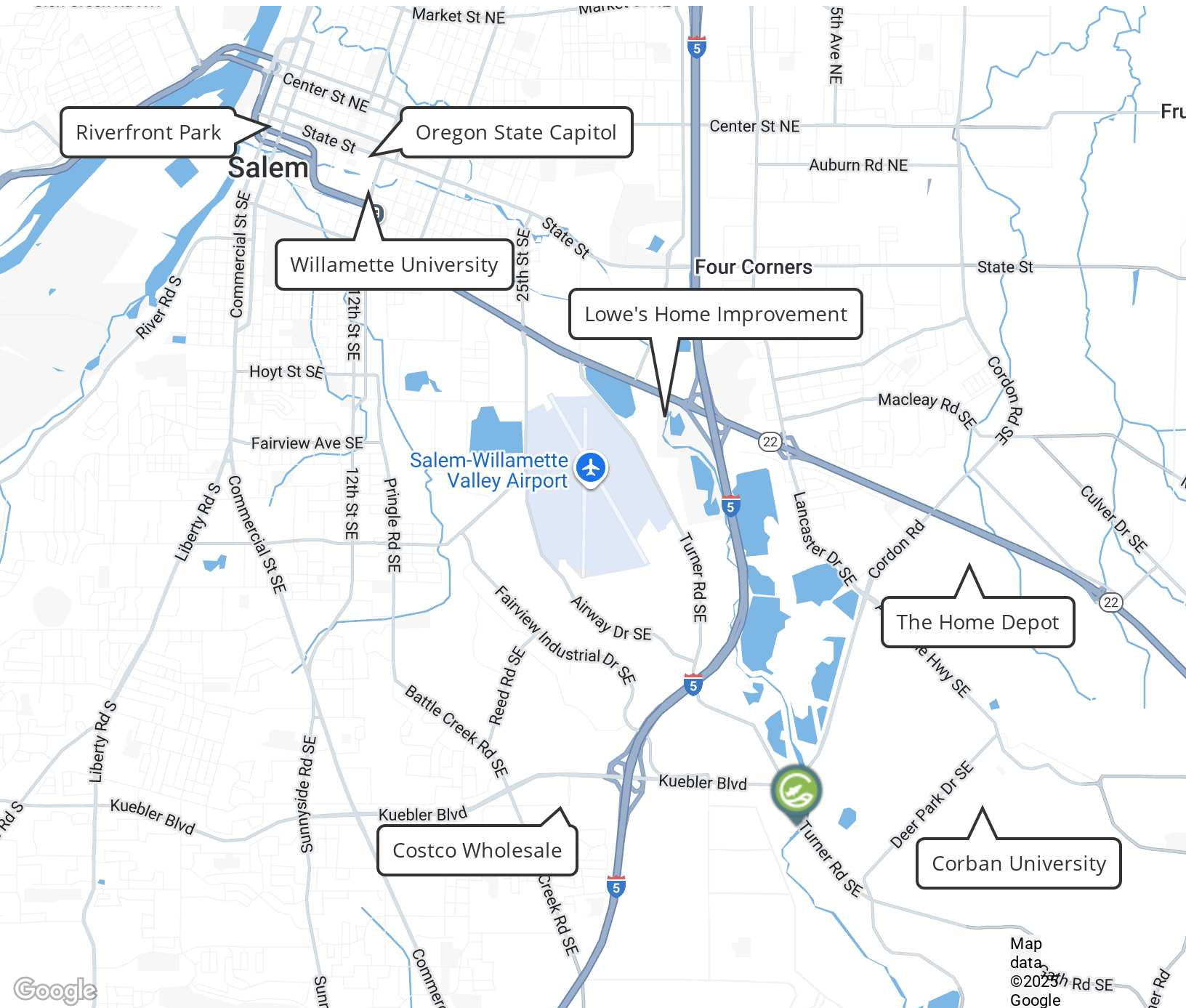
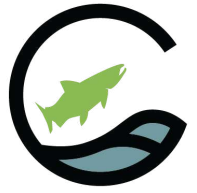
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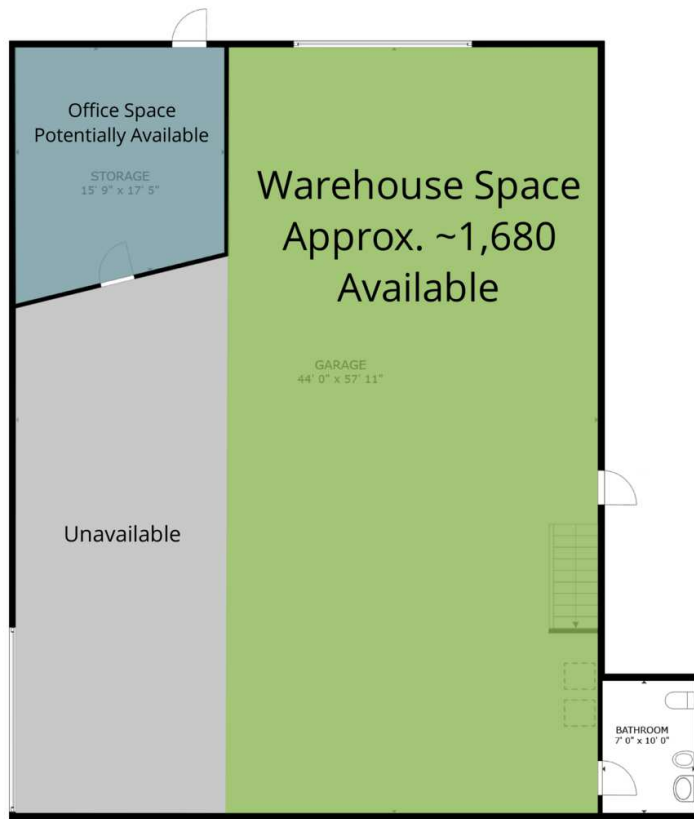
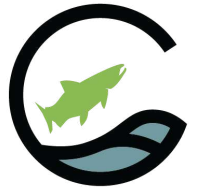
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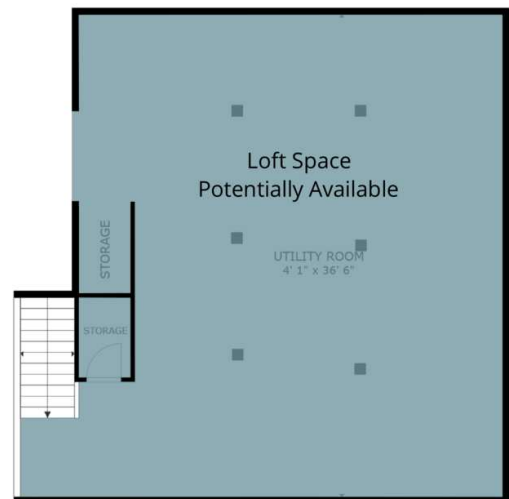
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 360 sq.ft. FLOOR 2 1,235 sq.ft.  
EXCLUDED AREAS : GARAGE 2,262 sq.ft.  
TOTAL : 1,595 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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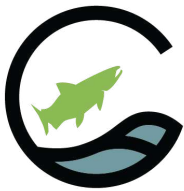
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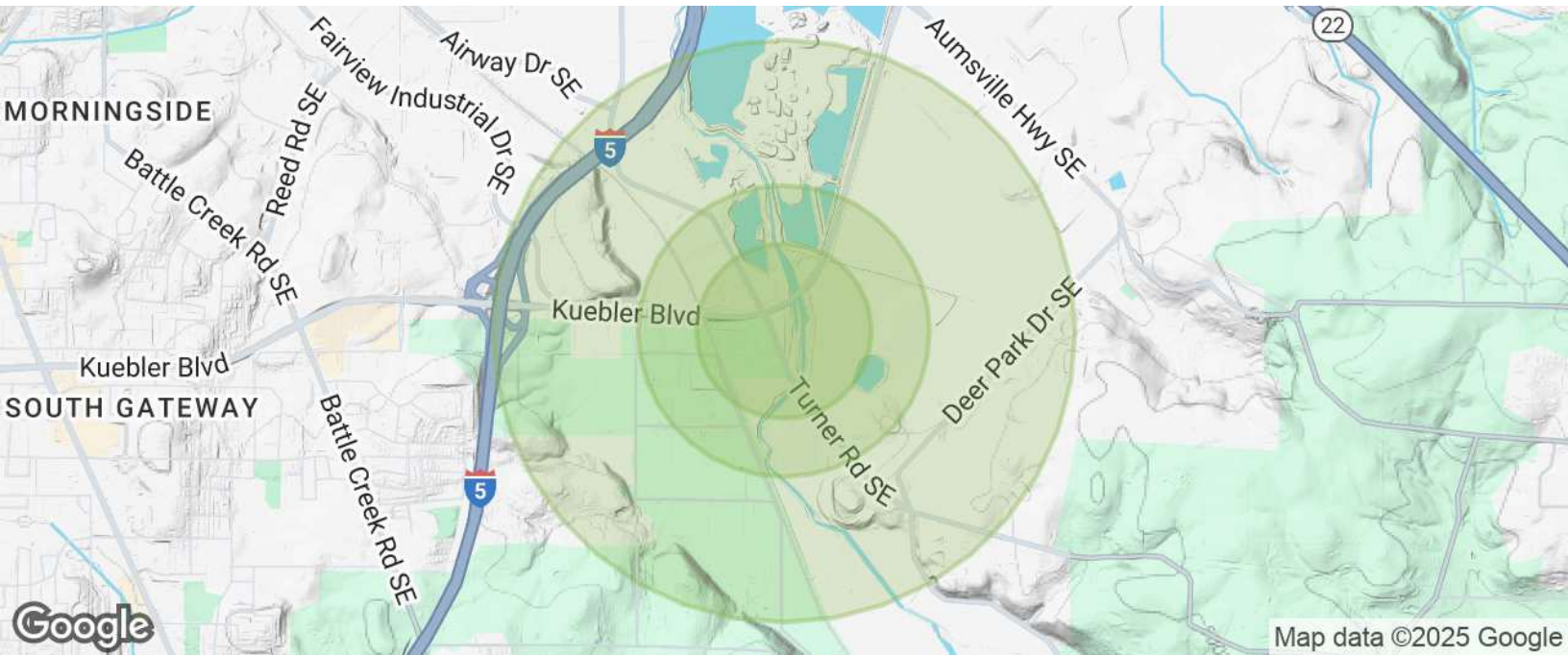
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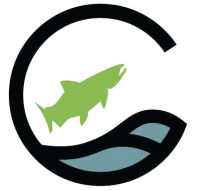
Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	57	291	1,342
Average Age	38	38	39
Average Age (Male)	38	39	39
Average Age (Female)	36	36	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	32	184
# of Persons per HH	11.4	9.1	7.3
Average HH Income	\$412,219	\$396,620	\$369,464
Average House Value	\$827,395	\$820,236	\$789,560

Demographics data derived from AlphaMap

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## Professional Background

Peter Braunworth has served Oregonians as a real estate professional since 2009. Today, he leads the exceptional teams at Coho Realty and Coho Commercial as the companies' licensed Principal Broker.

Born and raised in Oregon, Peter earned his bachelor's degree in Business Management from Oregon State University and began a career in real estate shortly after. He quickly discovered not only an innate ability to facilitate large-scale transactions but also a sincere desire to help customers navigate decisions that would greatly impact their lives. After more than a decade in the industry, Peter's wide range of experience—including residential, commercial, and small to large land and farm sales—demonstrates his dedication to the profession.

Peter follows Oregon's ever-changing real estate market and continually pursues current credentials and education to provide his clients with expert advice. He is a Certified Residential Specialist, a designated Seller Representative Specialist, and a long-time member of the Realtor's Association.

Peter is a high-level professional who has earned a reputation for delivering results beyond industry norms and for serving customers with genuine care and integrity.

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