



OFFERING SUMMARY

Lease Rate:	\$0.60 SF/month (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	21,971 SF
Number of Units:	1
Zoning:	IG

PROPERTY OVERVIEW

Great warehouse location in Salem, Oregon. The area surrounding Industrial Way NE. offers convenient access to major transportation routes, including nearby I-5, offering seamless connectivity for industrial, warehouse, and distribution operations.

PROPERTY HIGHLIGHTS

- - (1) Dock-height Door
- - (1) Grade Level Door
- - Small Office space
- - (2) bathrooms
- - LED Lighting
- - Triple Net Lease

MATT HOLSTEGE | **DANIELLE FRANCISCO**

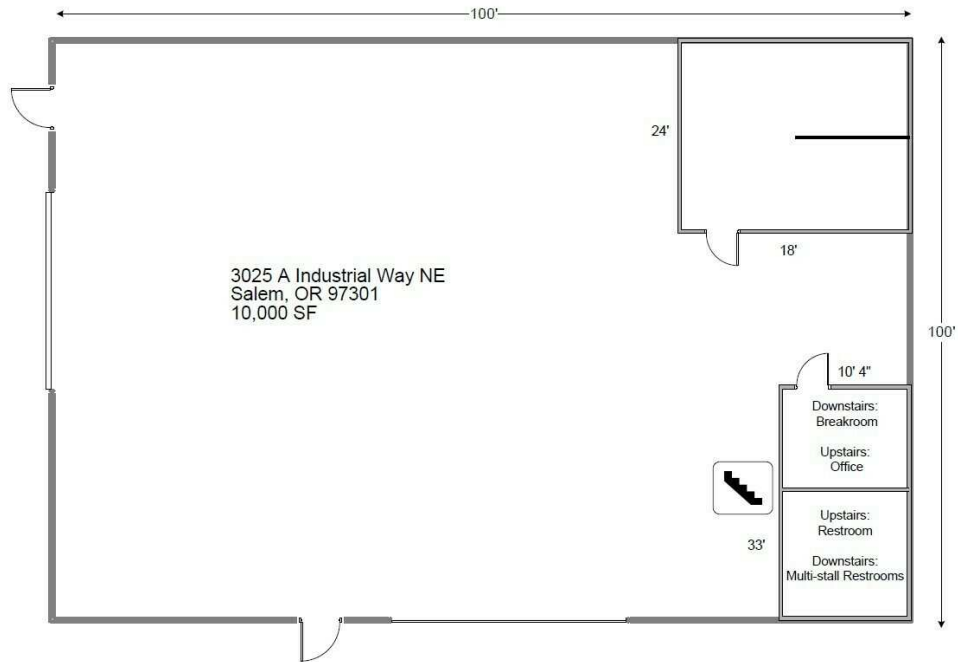
503.371.0718

mholstege@stateinv.com

503.371.0745

dfrancisco@stateinv.com

Notice: Employees of State Investments LLC are not licensed real estate brokers or property managers.

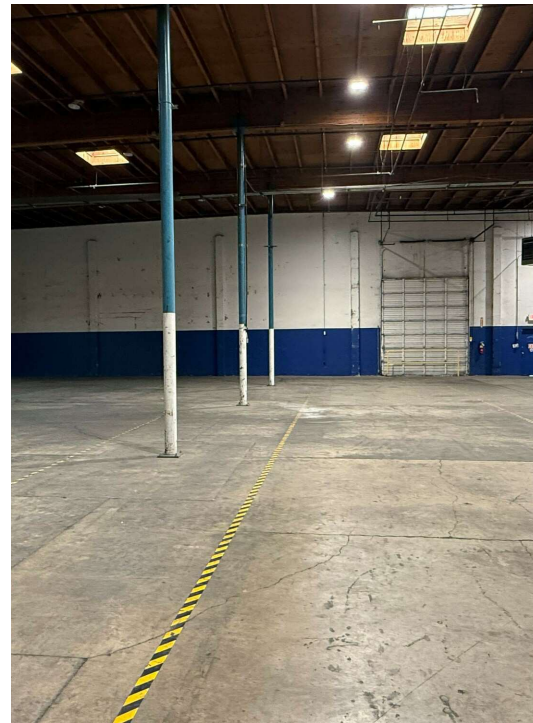
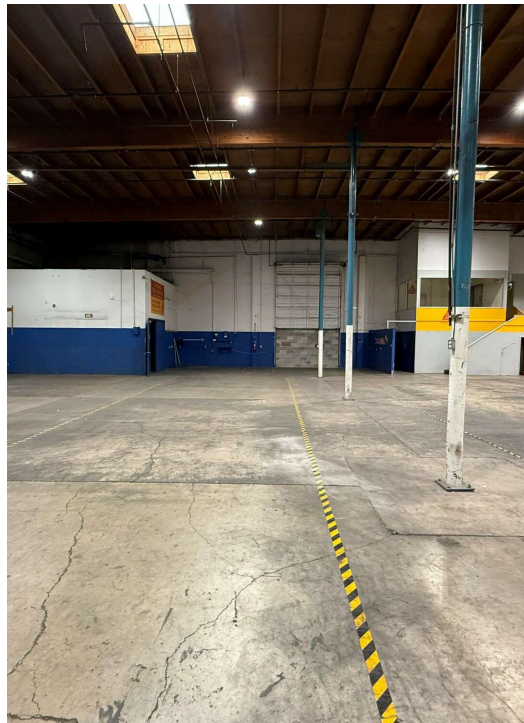


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$0.60 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3025A Industrial Way NE	Available	10,000 SF	NNN	\$0.60 SF/month	Great warehouse location in Salem, Oregon. The area surrounding Industrial Way NE. offers convenient access to major transportation routes, including nearby I-5, offering seamless connectivity for industrial, warehouse, and distribution operations. Situated within close proximity to Salem's vibrant downtown area, tenants can enjoy easy access to an array of amenities, dining options, and local attractions. Nearby points of interest include the Oregon State Capitol, Salem Riverfront Park, and the Oregon State Fairgrounds, providing an ideal balance of work and leisure.



MATT HOLSTEGE

503.371.0718

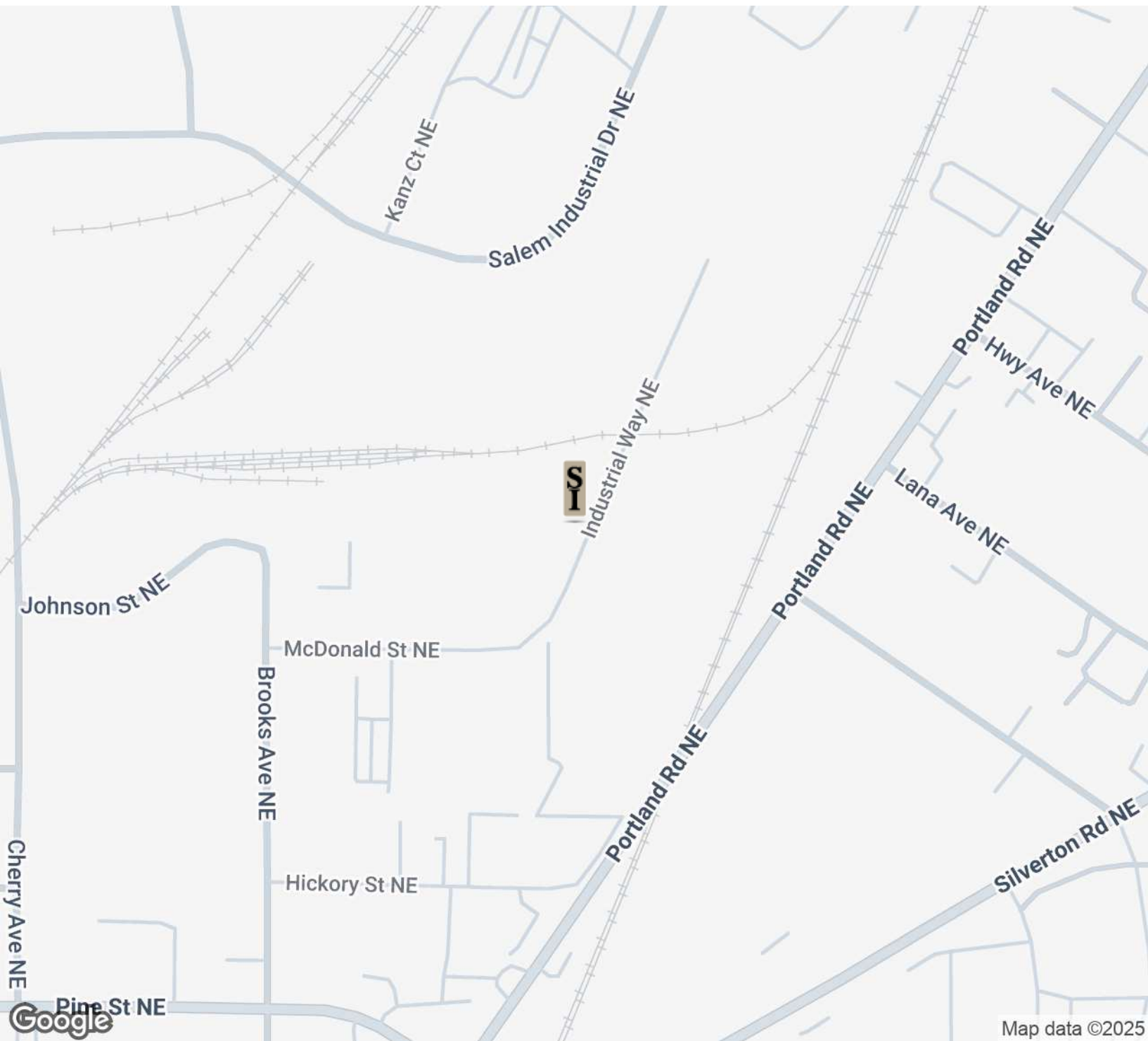
mholstege@stateinv.com

DANIELLE FRANCISCO

503.371.0745

dfrancisco@stateinv.com

Notice: Employees of State Investments LLC are not licensed real estate brokers or property managers.



MATT HOLSTEGE

503.371.0718

mholsteg@stateinv.com

DANIELLE FRANCISCO

503.371.0745

dfrancisco@stateinv.com

Notice: Employees of State Investments LLC are not licensed real estate brokers or property managers.