

New Construction Industrial Building Near I-5

4405 TURNER ROAD SE | SALEM, OR 97317

**BROKER BONUS AVAILABLE
FOR PROCURING BROKERS**

**FOR SALE
& LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



OFFERING SUMMARY

Asking Sale Price:	\$35,845,230 (\$185/SF)
Lease Rate:	\$0.85 SF/month (NNN)
Office Surcharge:	\$1.35/SF NNN
Available SF:	50,000 - 193,758 SF
Lot Size:	10.12 Acres
Building Size:	193,758 SF
Existing Office:	3,165 SF

PROPERTY DESCRIPTION

New-construction industrial building near I-5 now available for sale or lease. The site features a functional building design with abundant car parking, trailer parking, dock doors, grade doors, and staging. Allowable uses include but are not limited to manufacturing, R&D, freezer/cooler, and warehouse & distribution.

The building is completed and ready for occupancy.

PROPERTY HIGHLIGHTS

- Ample dock and grade loading
- Freeway proximity
- Trailer parking available
- Freestanding building with dedicated lot
- ESFR sprinklers exterior insulation
- 3-Phase power, 3000 amp service
- 32' Clear height
- Dock packages on many of the doors
- Motion sensing lighting
- Interior walls painted white

VIRTUAL TOUR ASSETS

- [Narrated Building Tour](#)
- [Interactive 360° Virtual Tour](#)
- [Location Aerial Overview Video](#)



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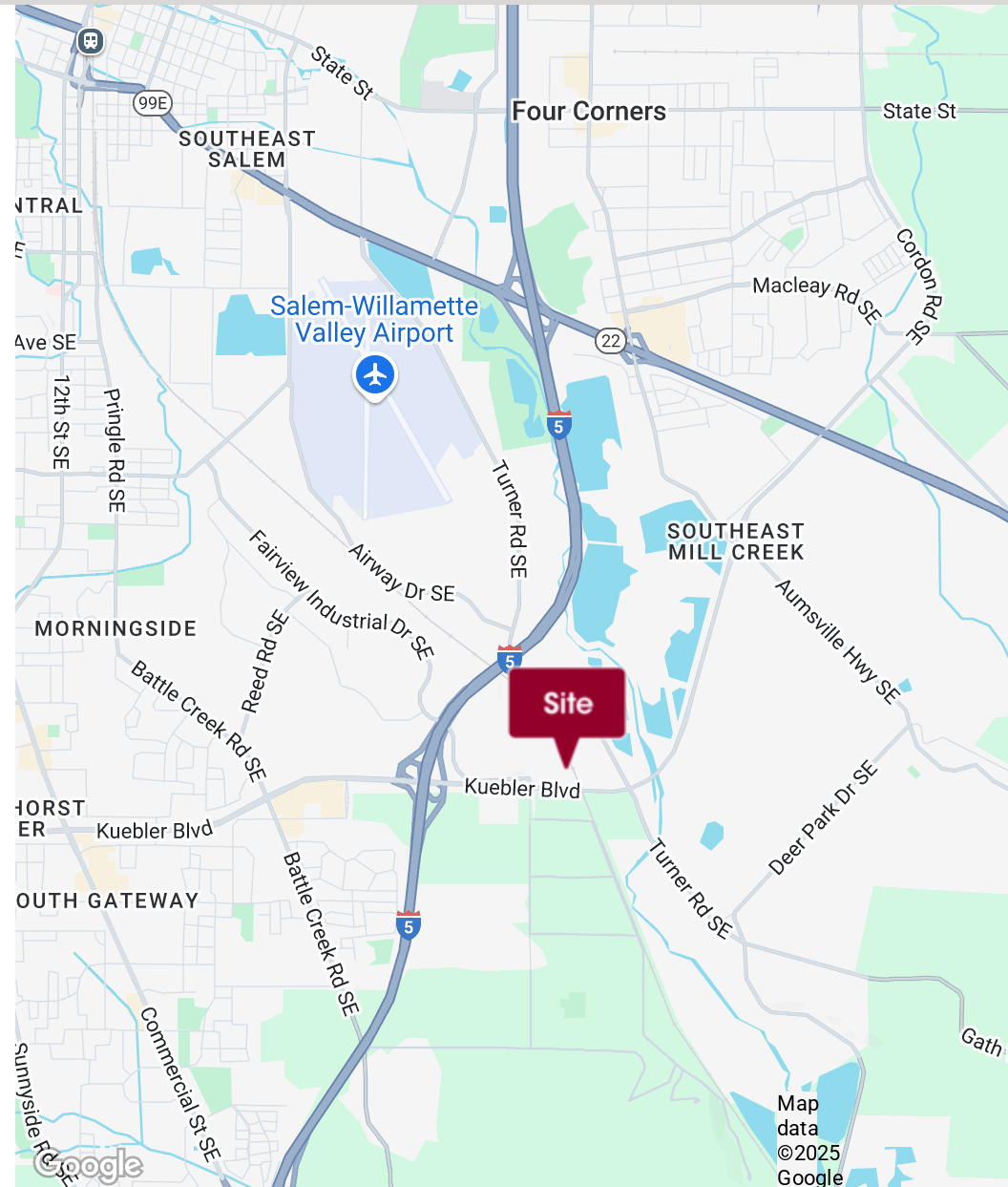
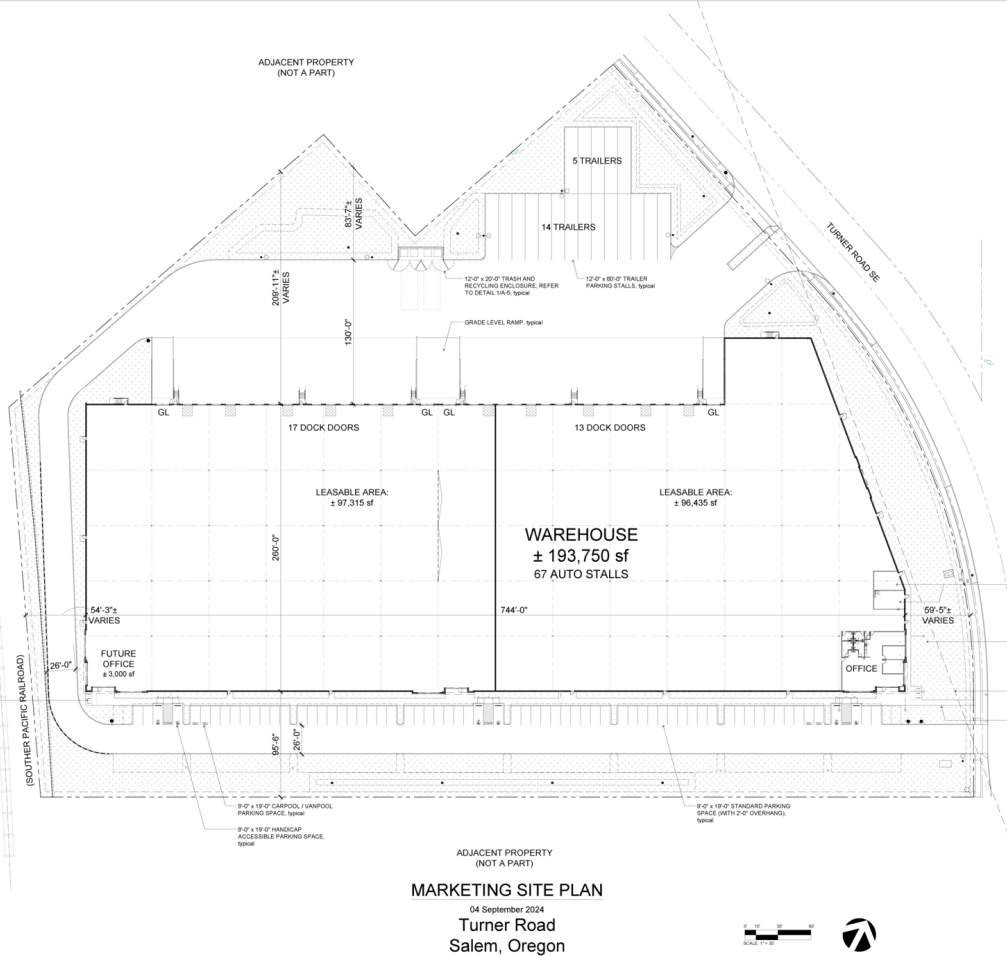
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