



FOR LEASE



## INDUSTRIAL WAREHOUSE W/ YARD

### Warehouse Space for Industrial Use For Lease

6,313 SF | \$3,000.00 per month (MG)

**9493 Porter Rd SE Ste C, Aumsville, OR**

- Wide-open warehouse space
- Heated office area with dedicated restroom
- Yard space available
- Convenient Access to Hwy 22

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# PROPERTY SUMMARY



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## PROPERTY DETAILS

<b>Address</b>	9493 Porter Rd SE, Suite C, Aumsville, OR
<b>Lease Rate</b>	\$3,000.00 per month (MG)
<b>Building Size</b>	42,832 SF
<b>Available SF</b>	6,313 SF
<b>Lot Size</b>	3.66 Acres

### Property Summary

Located at 9493 Porter Rd SE, Suite C in Aumsville, this industrial warehouse offers functional space suitable for storage, distribution, and general operations. The building includes a grade level/bay door for efficient loading and unloading, and an office area that supports basic administrative needs. The layout is practical and can accommodate a range of industrial uses. The site provides direct access to Hwy 22 for convenient transportation and truck routes.

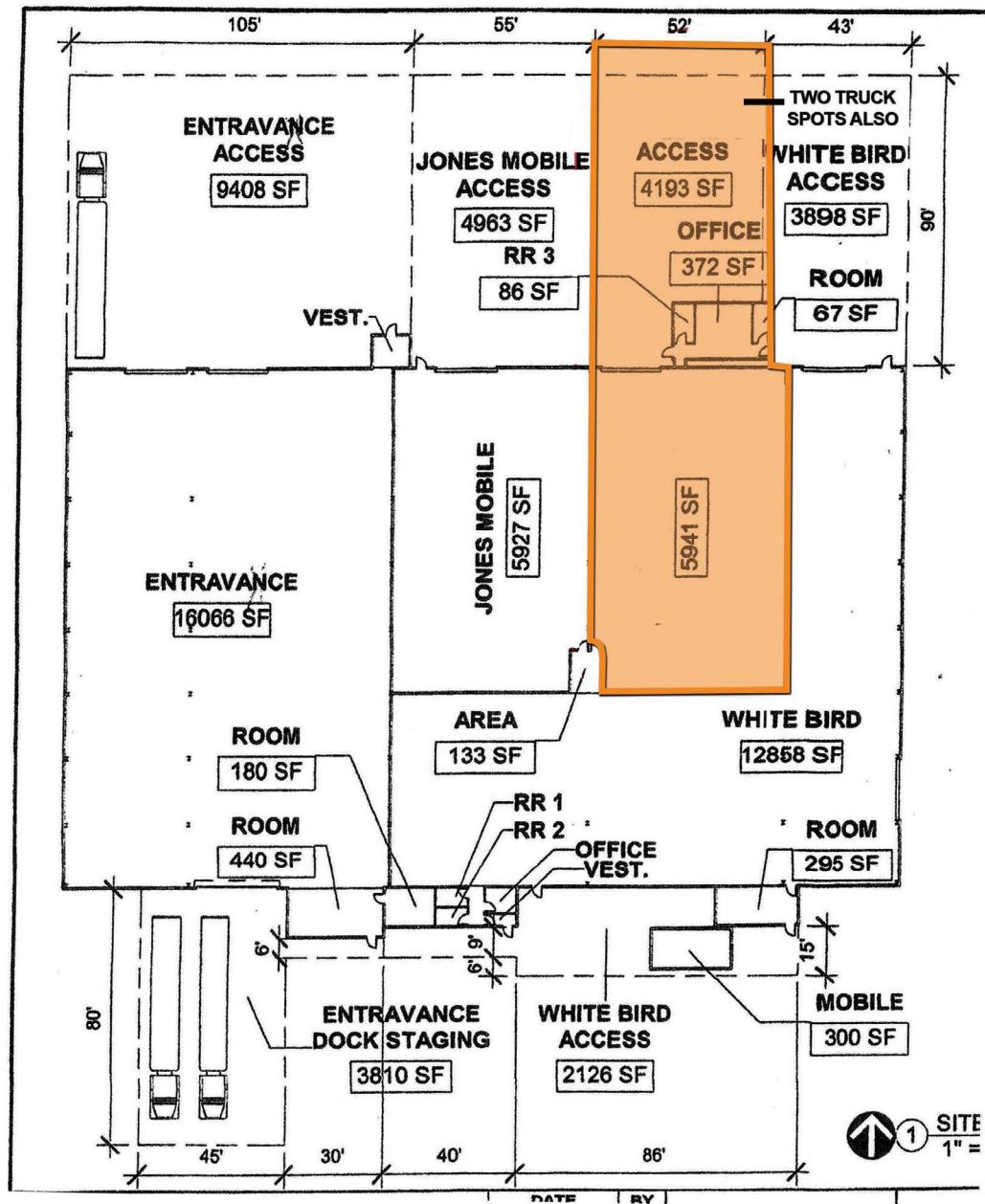
### Location Description

The property is located at 9493 Porter Rd in Aumsville, Oregon, with direct access to Hwy 22 and convenient connectivity to Salem and the surrounding industrial corridors. The site offers straightforward access for trucks and service vehicles and is positioned in an area commonly used for industrial, storage, and logistics operations. Its location supports efficient transportation, distribution, and general industrial use without unnecessary congestion.



# FLOOR PLAN

## FLOOR PLAN



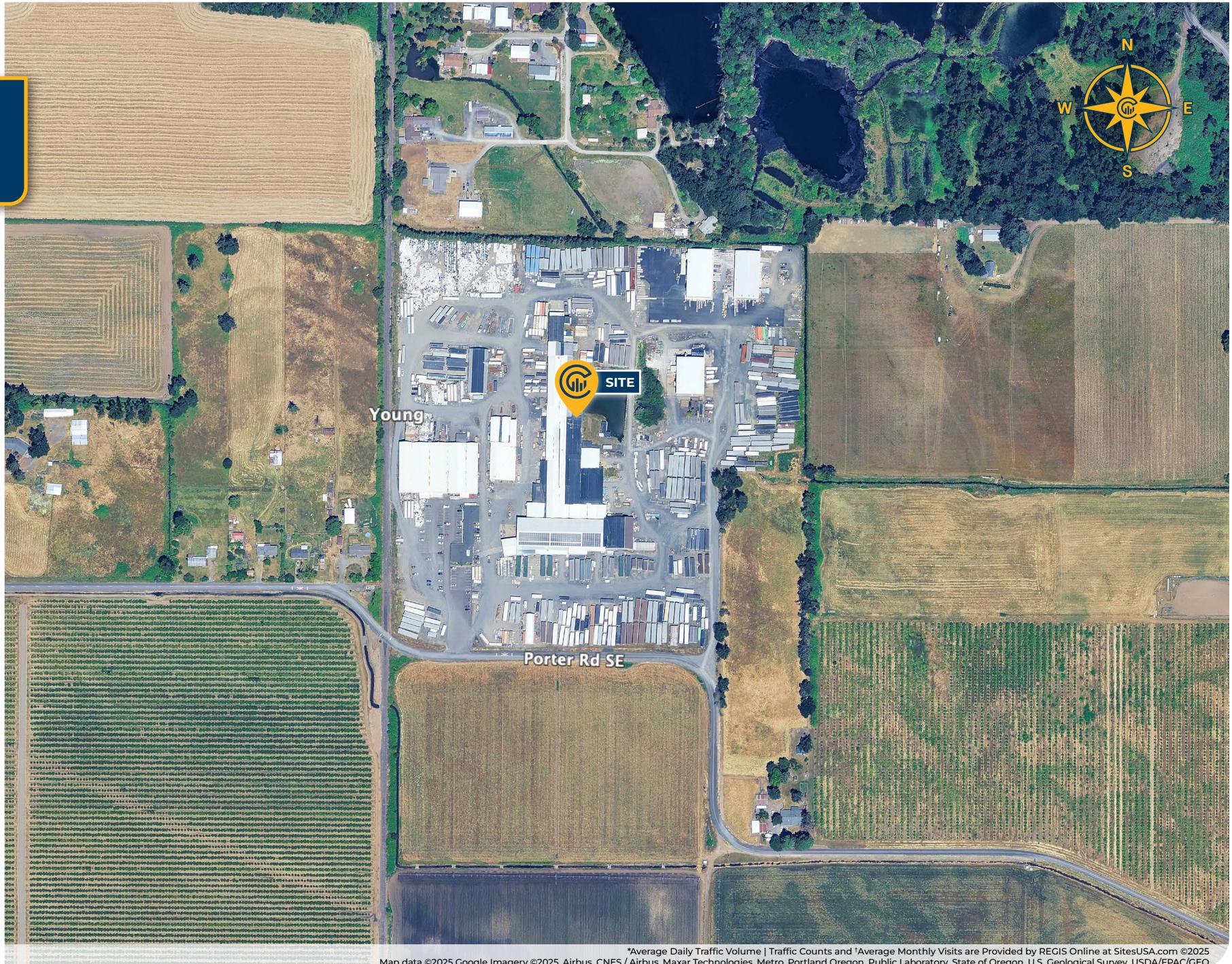


## INTERIOR PHOTOS





## LOCAL AERIAL MAP

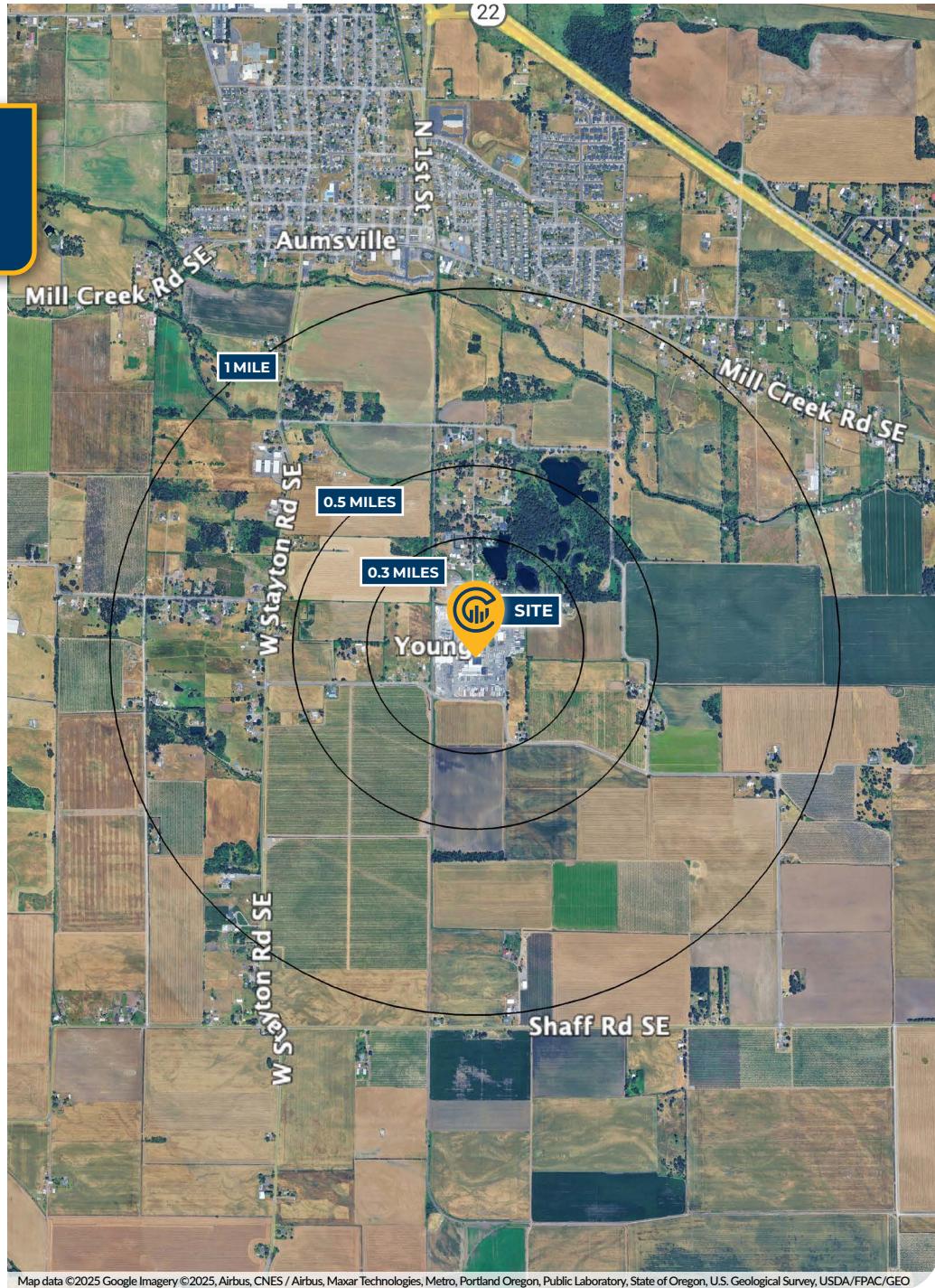


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# DEMOGRAPHICS MAP & REPORT



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## AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	38	90	389
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40
Households & Income			
Total Households	13	29	126
# of Persons Per HH	2.9	3.1	3.1
Average HH Income	\$97,398	\$95,904	\$93,898
Average House Value	\$491,791	\$501,107	\$513,227

Demographics data derived from AlphaMap

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