

FOR SALE OR LEASE

WAREHOUSE WITH YARD

28,064 SF Warehouse with up to 5.3 Acres

4725 TURNER RD SE, SALEM, OR

SUBJECT
PROPERTY

KUEBLER BLVD

36TH AVE SE

TURNER RD SE

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km Kidder
Mathews

4725 TURNER RD SE

This property offers immediate I-5 access with two lots that can be purchased together or separately.

FEATURES

SHELL SF	28,064 SF
OFFICE SF	3,335 SF (2-story office)
LOADING	8 drive-in grade-level doors
CLEAR HEIGHT	24' clear height
POWER	Heavy power
ACCESS	Free span drive-through
LIGHTING	Exterior lighting
YARD SIZE	0.68 AC (30,000 SF)
SITE SIZE	1.88 AC

\$3.5M

BUILDING SALE PRICE

\$17,500

NNN LEASE RATE

EXCESS LAND

SITE SIZE	3.42 AC
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(CALL FOR EXCESS LAND PRICING)

AVAILABLE FOR SALE OR LEASE

Fenced and paved yard with automated gate

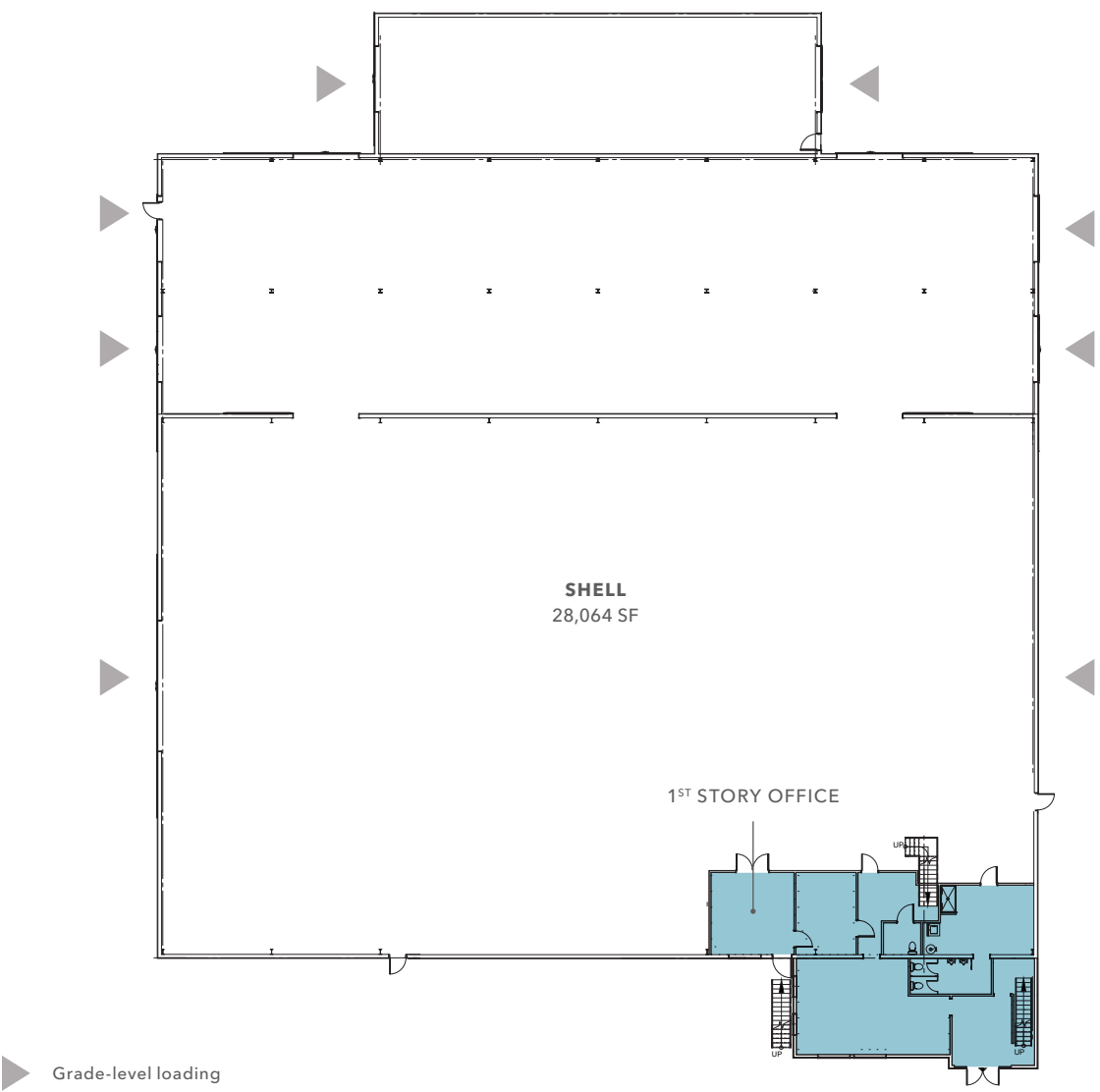


TURNER RD SE

KUEBLER BLVD

KIDDER MATHEWS

FLOOR PLAN

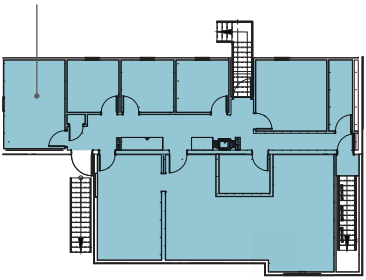


PROPERTY HIGHLIGHTS

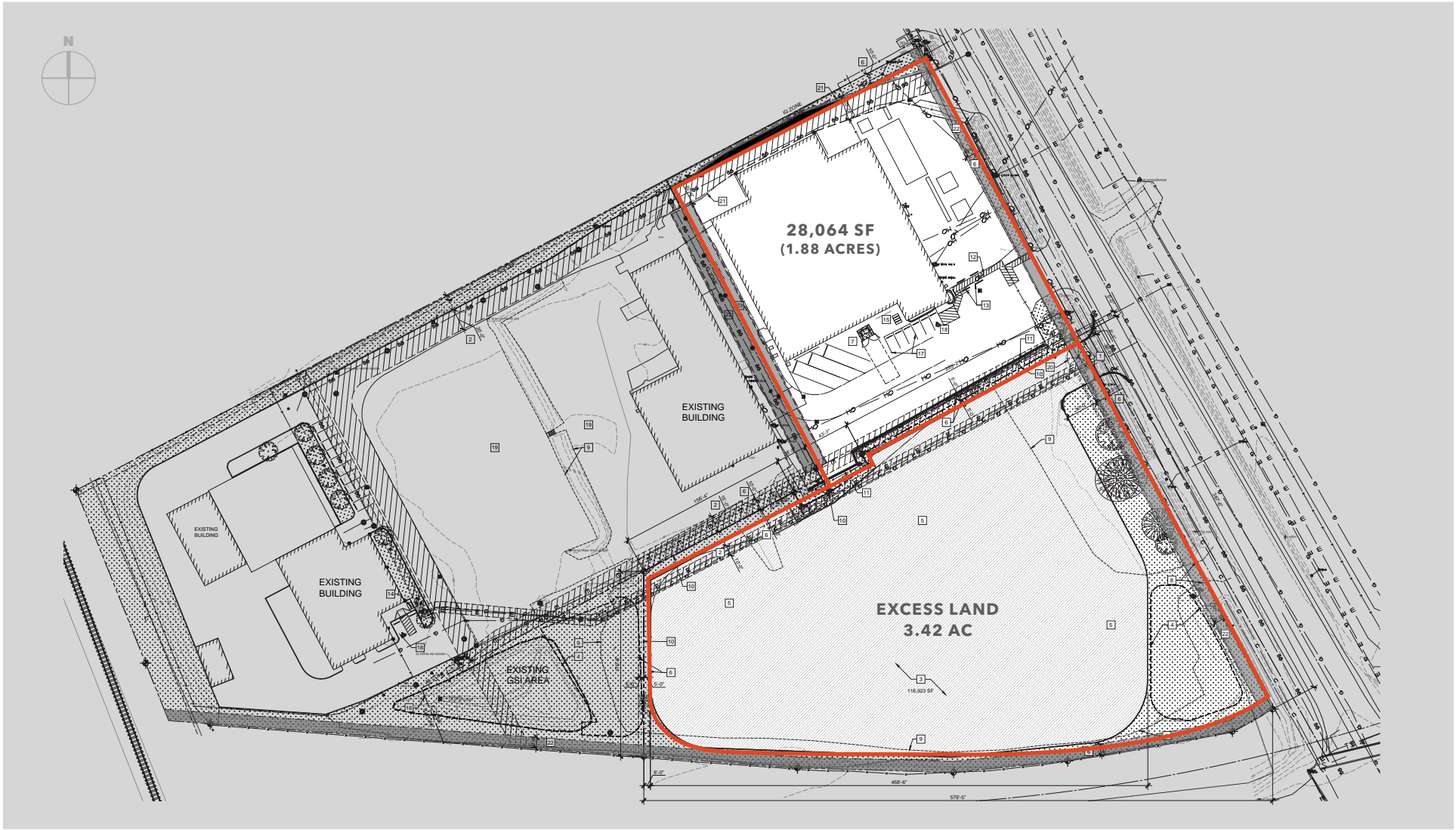
Flexible warehouse with heavy power. Former equipment repair facility is perfect for many types of users that also require industrial outside storage, including:

- Construction equipment
- Building materials
- Containers
- Automotive fleet

2ND STORY OFFICE



SITE PLAN



INDUSTRIAL COMMERCIAL ZONING

The purpose of the Industrial Commercial (IC) zone is to implement the Industrial Commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards.

The IC zone generally allows a wide variety of retail, office, heavy commercial, light manufacturing, and warehousing activities.





4725 TURNER RD SE

*For more information on
this property, please contact*

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