

FOR LEASE OR SALE

1375 Woodrow St NE
Salem, OR 97301

*Former Distribution Center for Sears and
Regional HVAC Company*

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Central Salem Industrial Building

1375 WOODROW ST NE, SALEM, OR

Leasing Opportunity | ±28,894 SF Industrial Space Available
with fenced yard

Distribution/Logistics/Warehousing

Centrally located in Salem’s Northeast Industrial corridor

FOR LEASE

Call Brokers for Pricing

Salem Submarket:

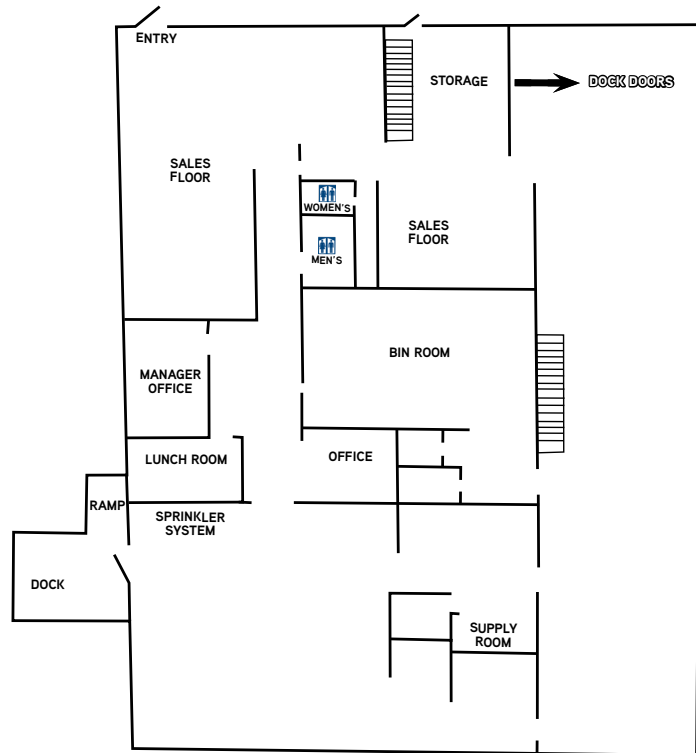
Salem, Oregon, is rapidly emerging as a premier industrial hub in the Pacific Northwest. Strategically located along the I-5 corridor just 45 miles south of Portland in the heart of the Willamette Valley—where 81% of Oregon’s population resides in counties the interstate passes through—Salem offers exceptional access to major West Coast and regional markets. National brands like Dollar General, Gensco, and Amazon have all invested heavily here—drawn by Salem’s affordability, infrastructure, and deep labor pool.

With a growing population and a regional GDP now exceeding \$25 billion, Salem offers workforce depth and the economic stability needed to support long-term growth. Backed by ongoing public investment in infrastructure, urban renewal incentives, and pro-business local leadership, Salem delivers the scale, connectivity, and cost efficiency that modern industrial users desire.

Property Details

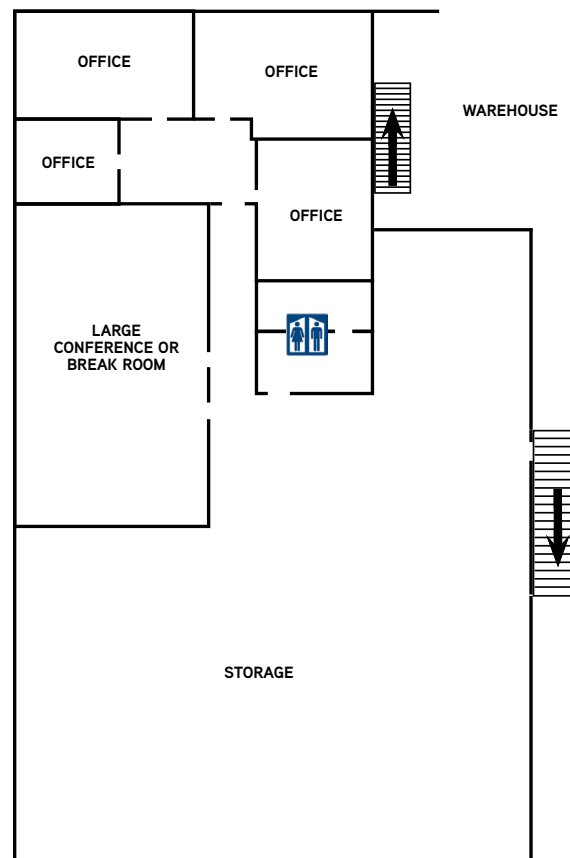
Total Building SF	±28,894
Available Space	±28,894
Warehouse SF	±24,394
Office & Production Area SF	±4,500 SF of versatile office and production space, including finished first-floor and second-floor office with private offices and conference rooms (additional areas are available for production, assembly, quality control, or small parts storage)
Clear Height	20'
Interior Warehouse	Free span building (no columns)
Loading	Continuous covered platform dock-high loading
Dock Doors	4 doors
Fire Suppression	Dry sprinkler system
Yard	Fenced yard includes parking for 20+ cars or vans
Economic Incentives	Located within an Opportunity Zone
Rail	3 rail doors with possible service
Security	Fenced and gated; security system
Interstates	1.5 and 2 miles from (Exit 256 or 258) I-5
Purchase Price	\$3,600,000 (\$124.59/PSF)
Lease Rate	\$17,350.00/Mo. + \$0.11/PSF/Mo. NNN
Lease Incentive	For leases 5 years or greater: \$10,000/Mo. base rent for the first 24 months (with fee to broker based on asking rate)

Office Plan



2ND FLOOR

1ST FLOOR



Recent Upgrades

- LED Lighting
- New HVAC System
- New Compressor
- Upgraded bathroom fixtures

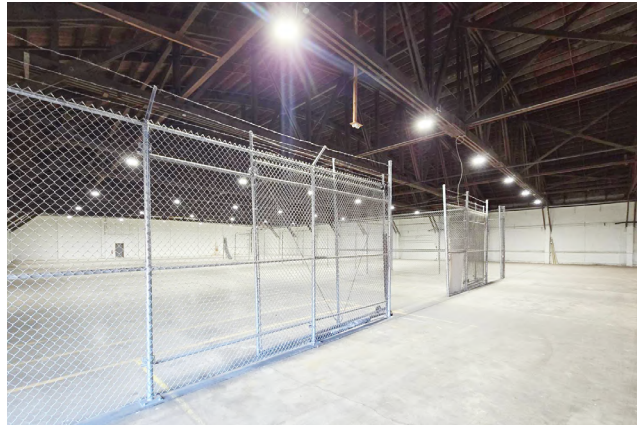
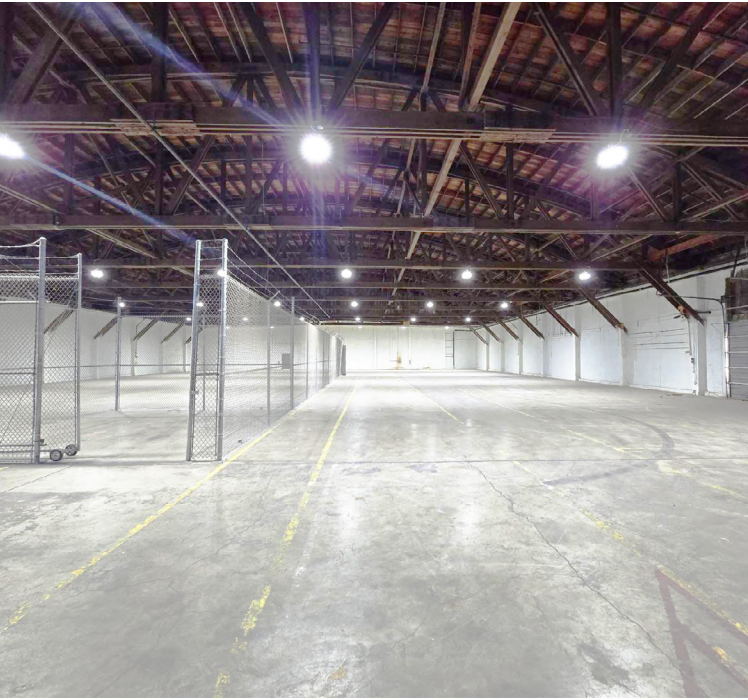
Property Features

- Adjacent storage yard for lease
- Flexible General Industrial (I-G) zoning allows for a wide variety of industrial uses

±28,894

square feet
available

Building Exterior & Interior Photos



Area Map



Driving Distances

Highway 213 0.3 miles

Downtown Salem 1.0 miles

Interstate 5 1.5 miles

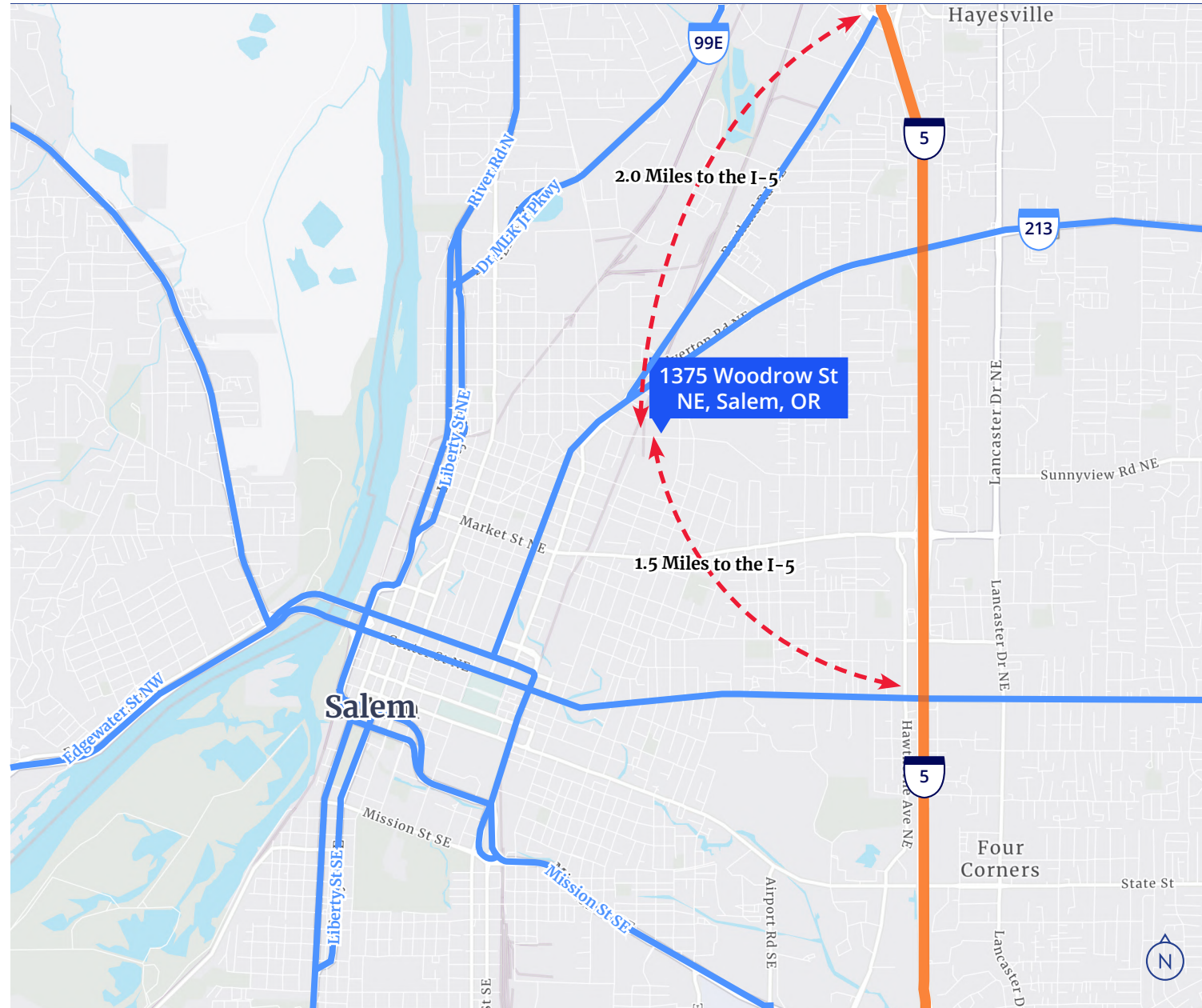
Highway 99E 1.5 miles

Portland 44.0 miles

Portland Airport 57.7 miles

Eugene 66.4 miles

Tacoma 188 miles



Connectivity & Corporate Neighbors



For more information, contact:

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