



## 5775 State St

5775 State St, Salem, OR 97317



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## 5775 State St

\$10.20 /SF/YR

Heritage Business Park is a rural industrial/flex space business complex on State St. 3/4 mile east of Cordon Rd. The first businesses opened their doors at the business park in January 2022. A second building hosting an additional 4 businesses (24,000 SF) opened in December 2022. Heritage Business Park enjoys the many advantages of it's rural setting while not sacrificing proximity to Cordon Rd, I-5, Lancaster, and Hwy 22. The property enjoys excellent security including a fully fenced perimeter, gated vehicle access, property-wide security cameras, and keypad gate access for after-hours visits.

- Fully-fenced perimeter
- Keypad gate access after-hours
- Security cameras
- Fiber internet available
- Beautiful rural setting
- Spacious property and layout



Rental Rate: \$10.20 /SF/YR

Min. Divisible: 4,000 SF

Property Type: Industrial

Rentable Building Area: 60,000 SF

Year Built: 2022

Rental Rate Mo: \$0.85 /SF/MO

**1st Floor Ste 5783**

Space Available	4,000 - 12,000 SF
Rental Rate	\$10.20 /SF/YR
Date Available	July 01, 2024
Service Type	Triple Net (NNN)
Office Size	380 SF
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

Building constructed in 2022. 12,000 SF space (80' x 150') in front building includes:-380 SF climate-controlled office space (Heat & AC)-Two individual restrooms-Twelve grade-level drive-in bays with 14' tall (12' wide) roll-up doors; multiple man-doors.-21 dedicated parking spaces in front of the building-Fiber internet available at the property.-80' clear span structure (no columns or other supports) with 22'-9" eave height and interior clear heights of 18'-10" at the walls and 25'-4" in the middle of the span.-3-phase power-Natural gas suspended shop heaters-Graveled yard space available for rent to tenantsNNN costs ~ \$0.19/SF/mo.Potential for space to be divided into 4,000 SF suites.



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## Property Photos



Building Photo



Truck Entrance

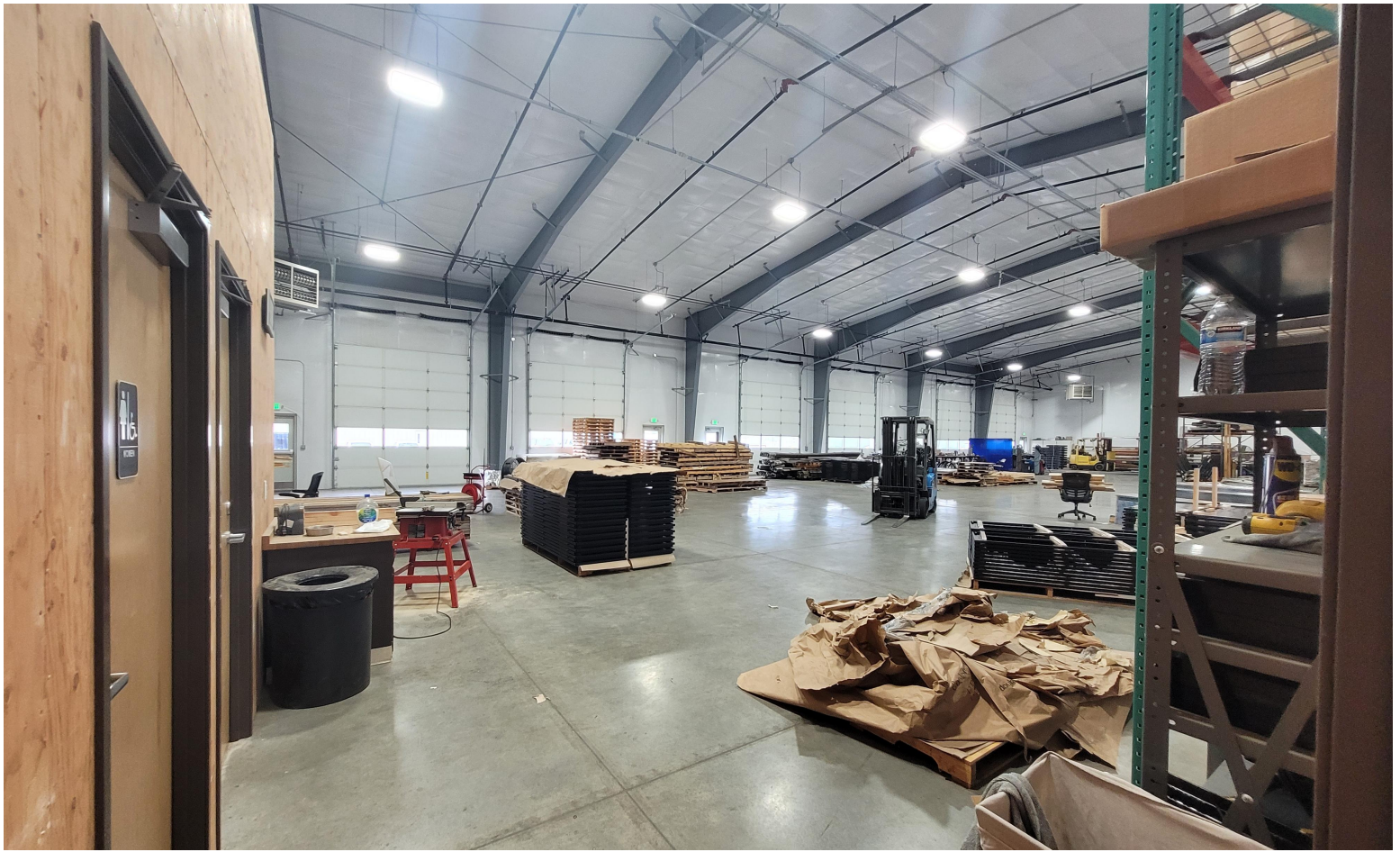


## Property Photos





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