



Gall Real Estate  
Services, LLC

[www.GallRE.com](http://www.GallRE.com)

PO Box 1071  
Dallas, OR 97338

**4,460 SF**  
**Zoned: IG**  
**1 Acre of**  
**Ground**  
**\$4,500/NNN**

*For additional information  
on this property please contact:*

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**Principal Broker**  
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**3526 Brooks Ave. NE**  
**Salem, OR 97301**

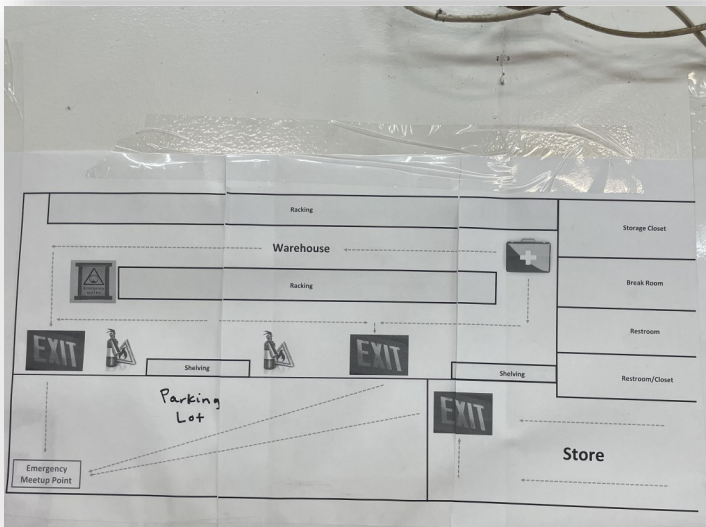
**For Lease**



## PROPERTY HIGHLIGHTS

- Stand alone former machine shop
- Two, 200 amp services, 3-phase power
- Reception, private office, kitchenette and clear span warehouse area
- Air lines through-out, compressor in place
- 11' clear height at the eaves, one 12' grade door
- Approx. 1 acre of fenced, rocked and compacted ground
- Water/sewer is \$75.00 per month, unless Tenant is a high volume user

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate.



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