

FOR LEASE

INDUSTRIAL WAREHOUSE SPACE

3820 River Road N | Keizer, OR 97303



4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



Corner suite - 2,500 SF

PROPERTY HIGHLIGHTS

- Excellent location on River Road in Keizer
- Available:
 - 2,500 SF
 - One 10' x 14' roll up door
 - 3-phase power
 - Bathroom and storage
 - \$2,500/month NNN
- Central location surrounded by amenities
- Minutes to MLK Parkway, I-5, Keizer Station, Downtown Salem



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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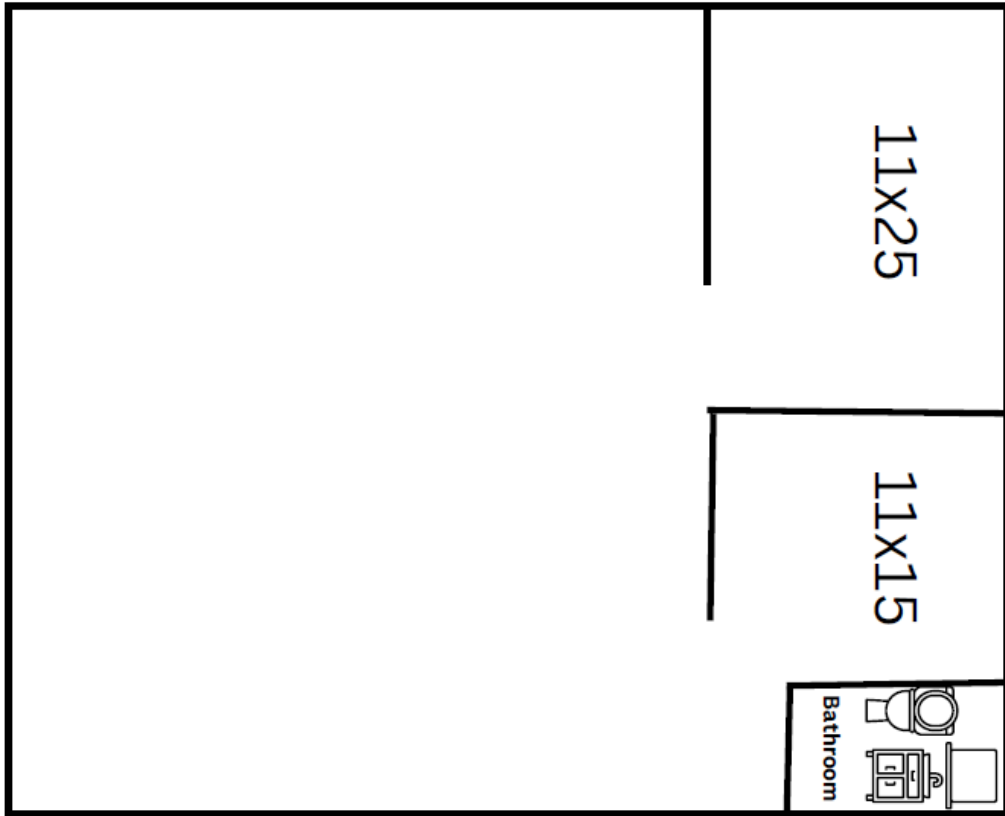
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50 X 50



ROLL UP

Man
Door

10 Wide x 14 Tall
Roll Up Door



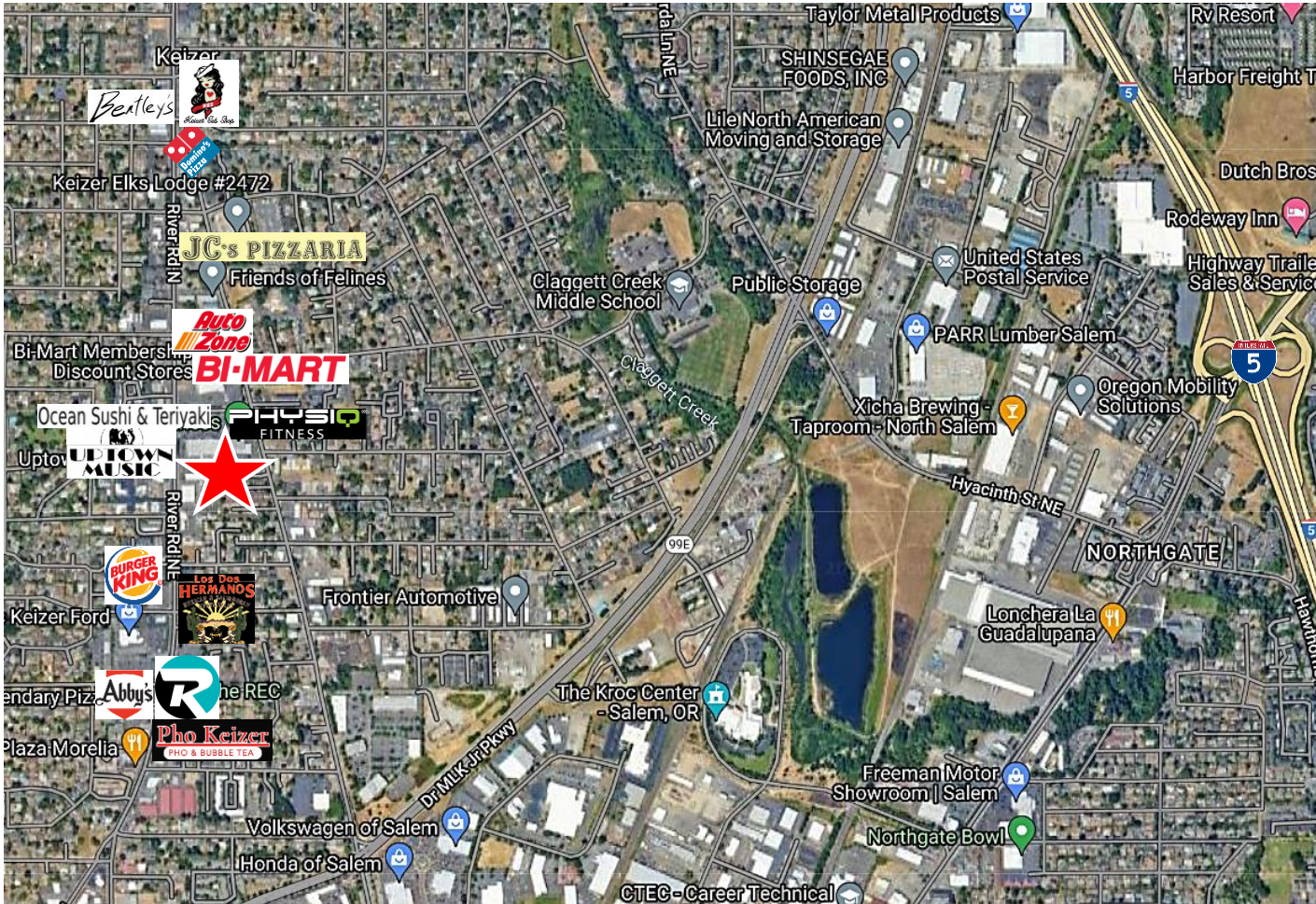
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	12,614	111,900	193,177
2028 Projected Population	12,546	113,269	195,575
Est. Average Household Income	\$65,152	\$72,899	\$77,822
Est. Total Businesses	602	5,670	10,097
Est. Total Employees	4,509	53,768	92,858

Average Daily Traffic

River Rd N @ Homewood Ct N – 30,304

River Rd N @ Hollyhock Pl N – 23,671

River Rd N @ Triple Tree Cir N S – 28,169

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.