



**FOR SUBLEASE / SALE**



# SILVERTON MANUFACTURING BUILDING

## For Sublease / Sale Food Processing Facility

115,860 SF on 7.53 Acres

### 811 N 1st St Silvertown, OR

The subject property is a former USDA food processing facility most recently used to produce plant-based jerky products. The building was constructed in 1940 and expanded in 1962, 1965, and 1980. It features four (4) electrical services ranging from 600 to 3,000 amps. The property also includes existing cooler and freezer space; two dock loading doors; and a wet fire system in 80% of the building; and has received over \$3M of interior upgrades since 2022. The site is completely fenced with 160 parking spaces.

### CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

curt.arthur@capacitycommercial.com

### NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

### TORAN SCHMIDGALL

Associate Broker | Licensed in OR

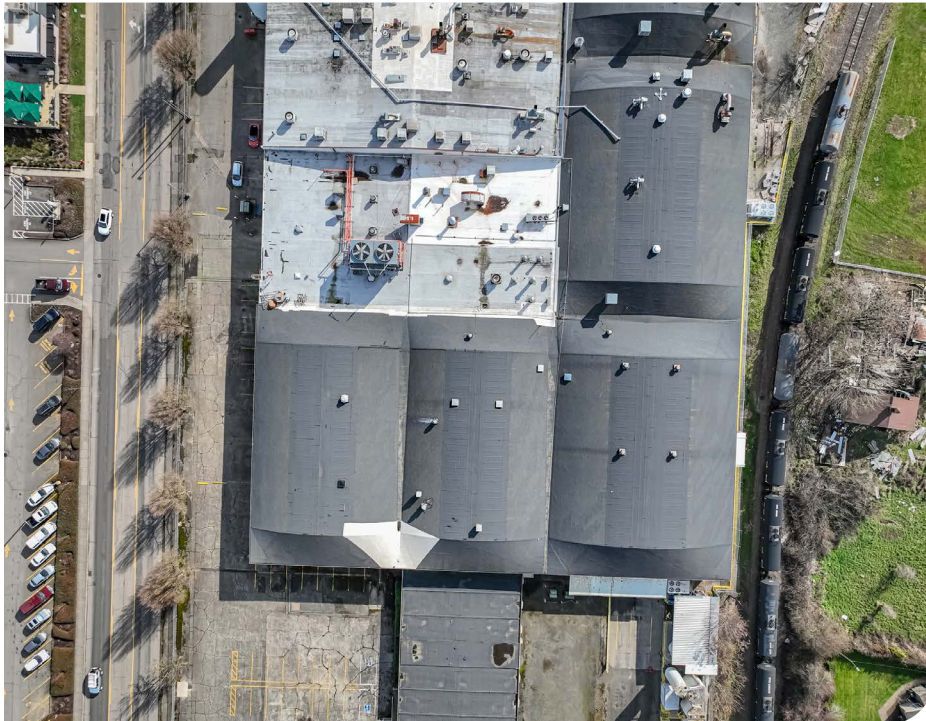
503-932-1969

toran.schmidgall@capacitycommercial.com

**FOR  
SUBLEASE**



**PROPERTY SUMMARY**



### PROPERTY DETAILS

Address	811 N 1st St Silverton, OR
Sale Price	\$7,490,000
Building Size	115,860 SF
Lot Size	7.53 Acres
Zoning	IP
Market	Industrial
APN	Inquire
Lease Rate	\$0.47 per month + NNN
Master Lease Term	3/31/27 + options

### Location Features

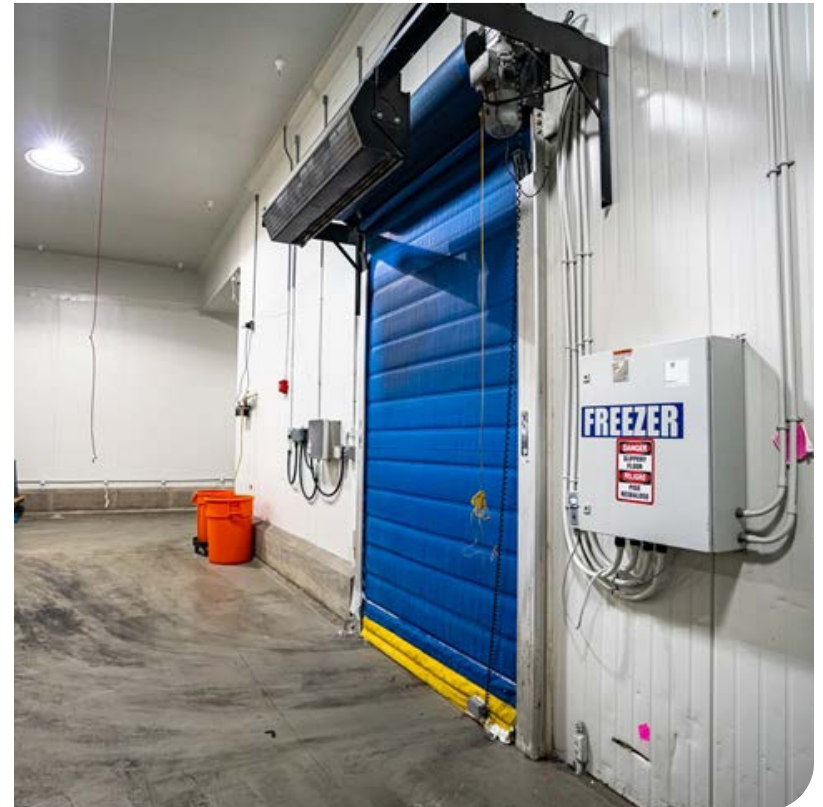
Located in the thriving industrial hub of Silverton, OR, the property offers a prime location for industrial manufacturing or food processing. Known for its pro-business environment, Silverton is near essential resources and transportation infrastructure, making it an ideal location for industrial operations. With nearby attractions such as Silverton Reservoir and Oregon Garden, the area provides a perfect blend of work and leisure. The property is 12 miles east of Salem and a similar distance to Interstate 5.

### Property Highlights

- Only food processing facility available in OR over 25,000 SF
- Onsite sanitation facility
- Great labor pool available
- Uses from food production to industrial manufacturing

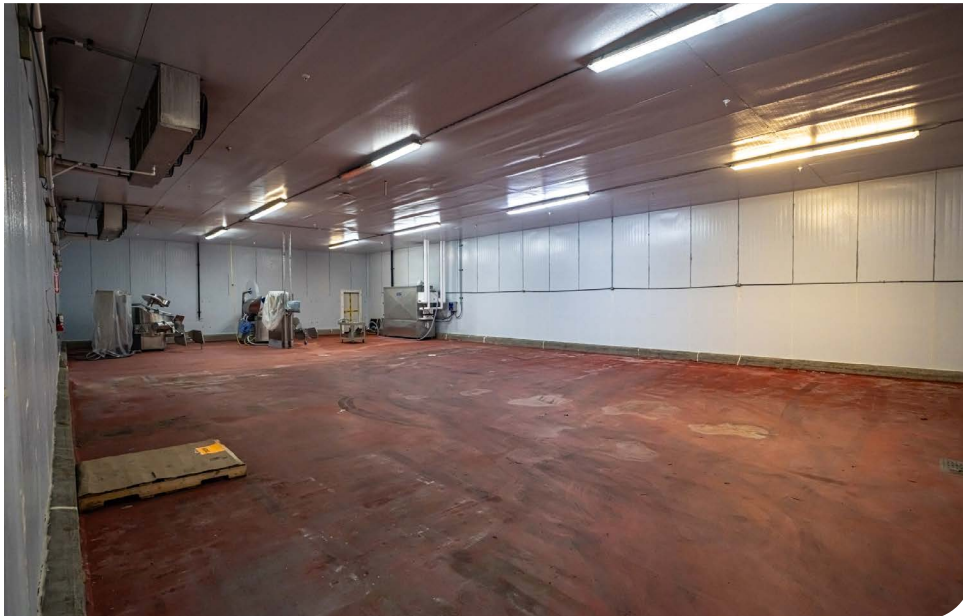


INTERIOR PHOTOS





# INTERIOR PHOTOS





**EXTERIOR PHOTOS**



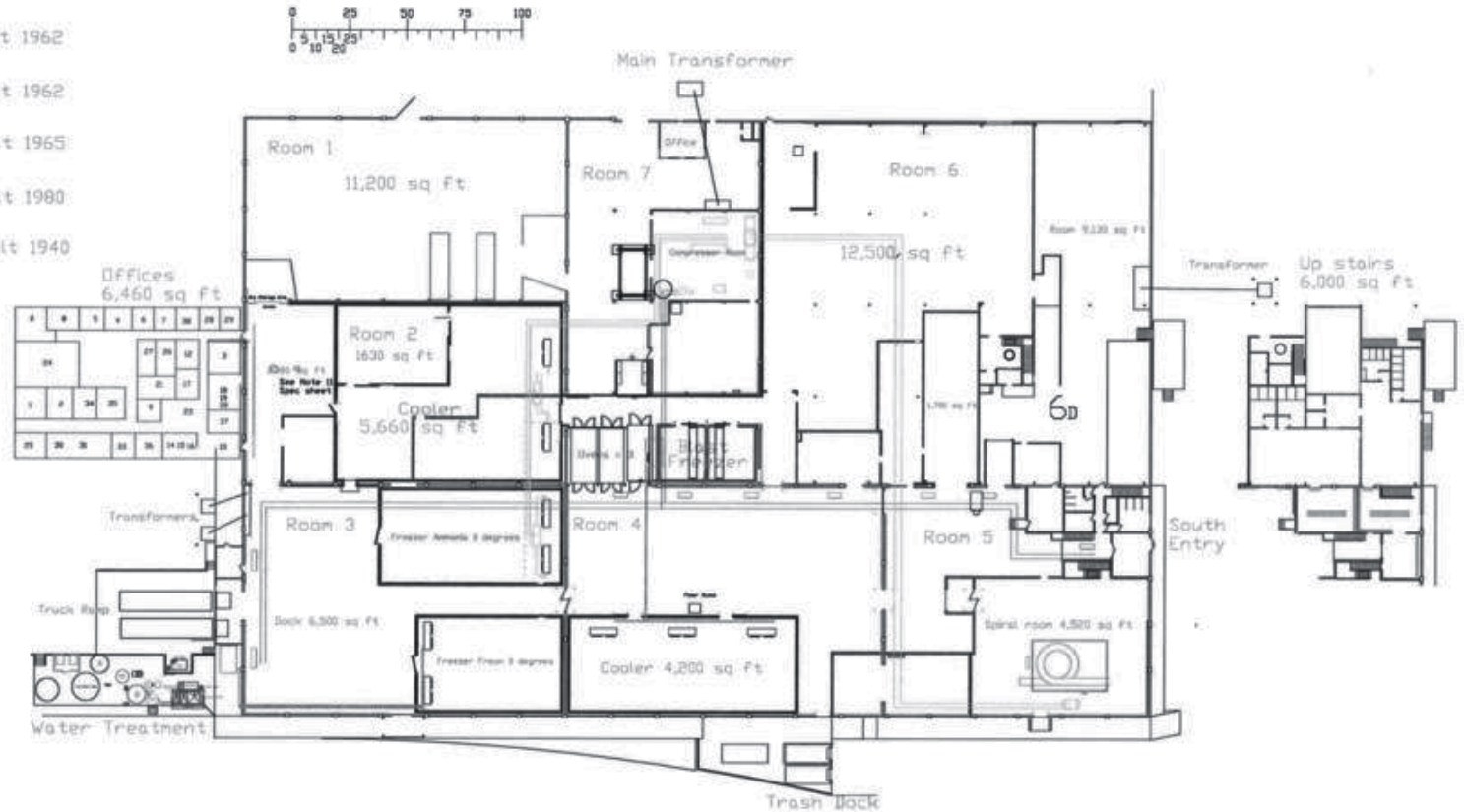


# PLANT LAYOUT

## PLANT LAYOUT (2021)

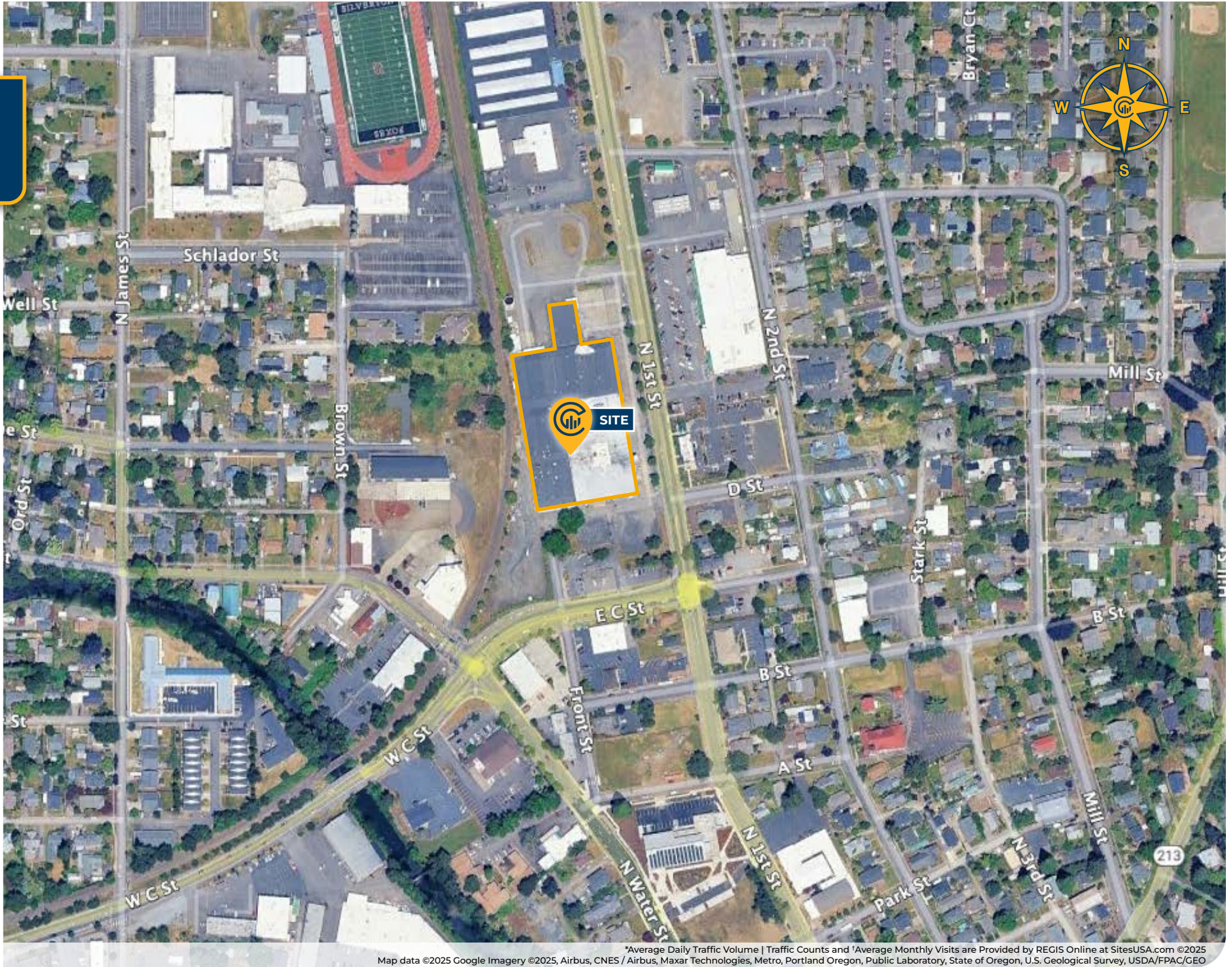
Built 1962

Main building	103,400 sq ft
Room 1	Built 1962 11,200 sq ft
Room 2	Built 1962 11,200 sq ft
Room 3	Built 1962 14,000 sq ft
Room 4	Built 1962 14,000 sq ft
Room 5	Built 1965 11,500 sq ft
Room 6	Built 1980 27,000 sq ft
Room 7	Built 1940 12,800 sq ft





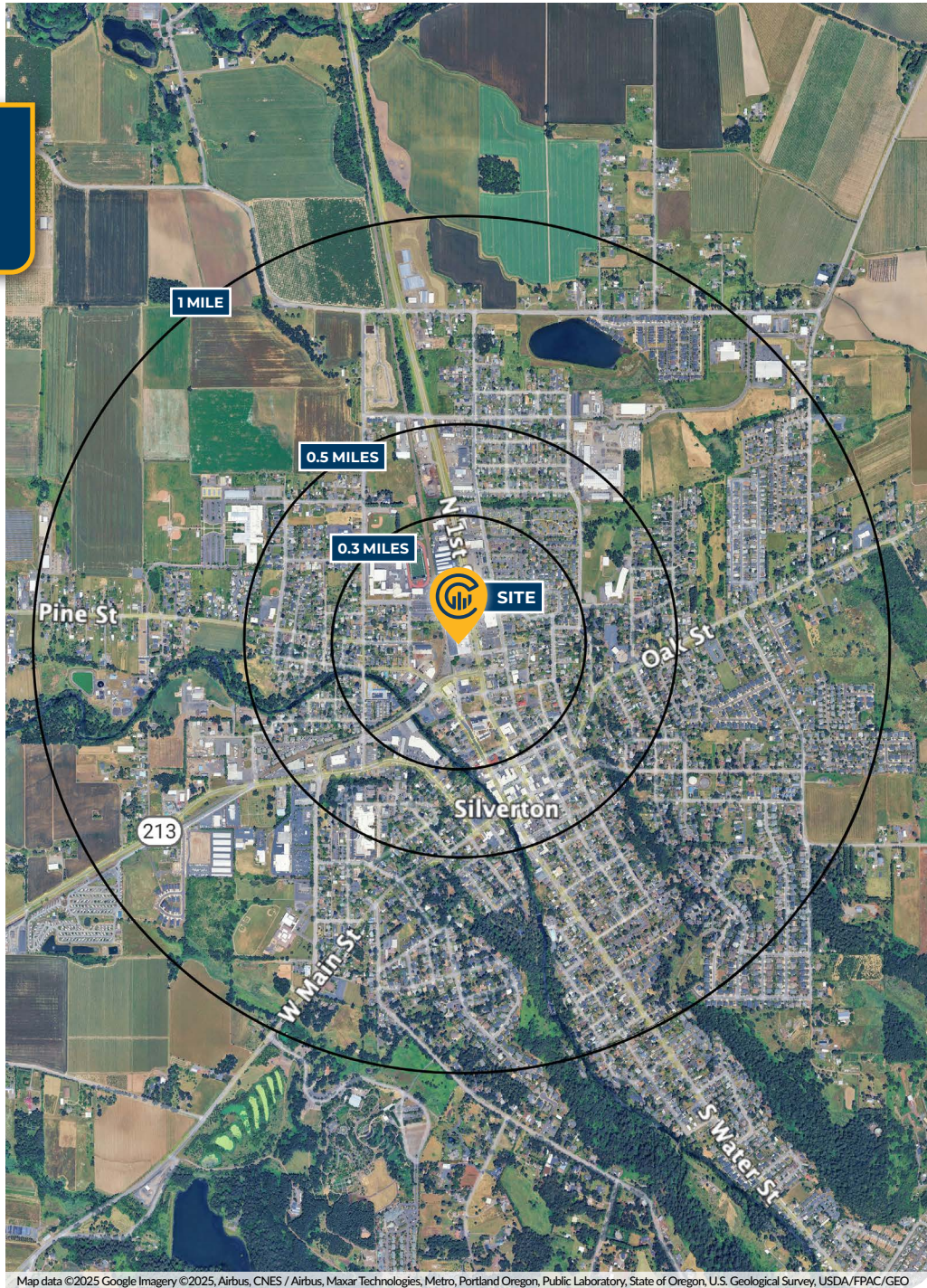
# LOCAL AERIAL MAP



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# DEMOGRAPHICS MAP & REPORT



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## AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	842	3,441	8,321
Average Age	38	38	40
Average Age (Male)	37	37	38
Average Age (Female)	39	40	41
<b>Households &amp; Income</b>			
Total Households	316	1,283	3,090
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$81,218	\$87,981	\$96,497
Average House Value	\$459,043	\$482,618	\$524,975

Demographics data derived from AlphaMap

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