



## PROPERTY DESCRIPTION

Discover the ideal space at 3501-3589 Fairview Industrial Dr SE, Salem, OR, 97302. This prime property boasts convenient access to I-5 and proximity to downtown Salem, ensuring ease of commuting for tenants and clients alike.

## PROPERTY HIGHLIGHTS

- - Immediate I-5 access
- - Proximity to downtown Salem
- - High-speed internet connectivity
- - Ample on-site parking
- - Diverse floor plan options
- - Convenient access to public transportation
- - Well-maintained facilities
- - CAMS = \$0.21 / SF

SPACES	LEASE RATE	SPACE SIZE
3541 Fairview Industrial Dr SE	\$1.25 SF/month	5,000 SF

**MATT HOLSTEGE**

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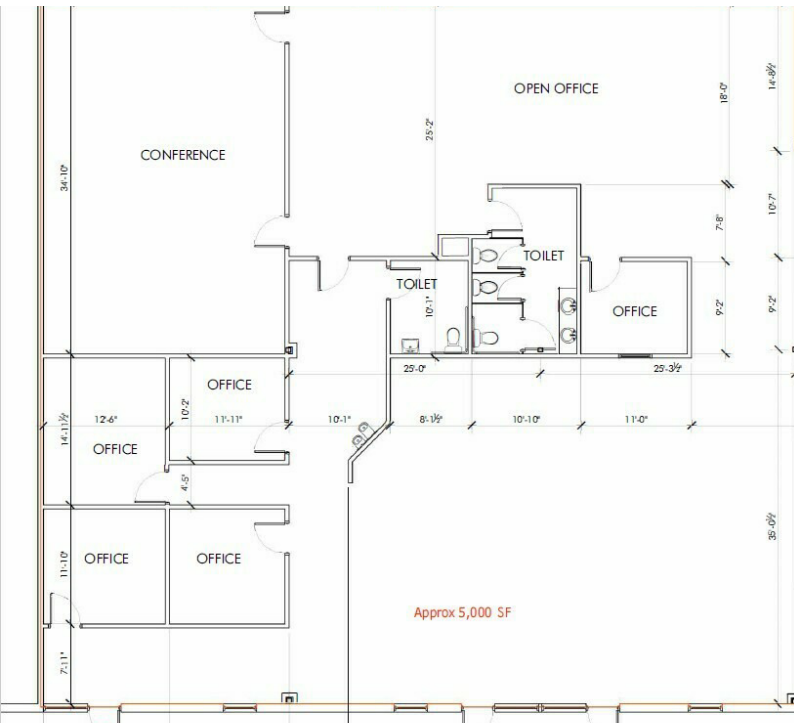
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*Notice: Employees of State Investments LLC are not licensed real estate brokers or property managers.*





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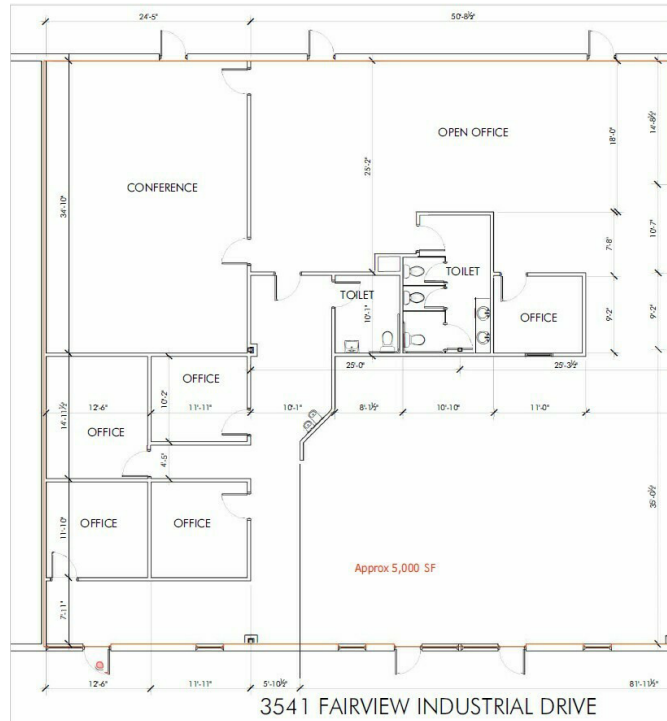
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$1.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3541 Fairview Industrial Dr SE	Available	5,000 SF	NNN	\$1.25 SF/month	<p>Approximately 5,000 SF suite located in Fairview Business Park. This location offers a prime location for a variety of tenants. The area is surrounded by a thriving business community and is in close proximity to popular dining options, shopping centers, and recreational facilities. Excellent proximity to Interstate 5 and Highway 22. Minutes from Downtown Salem.</p> <ul style="list-style-type: none"> <li>- Landlord to install new flooring, paint, etc.</li> <li>- Tenant Improvements negotiable.</li> <li>- High-speed internet connectivity</li> <li>- Ample on-site parking</li> <li>- Well-maintained facilities</li> <li>- CAMS = \$0.21 / SF</li> </ul>

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