



FOR SALE



3923 OLD SALEM RD NE

Industrial Outdoor Storage/Trucking Site
16,754 SF (Warehouse & Office) | 9-AC (≈ 5.5-AC Improved)

3923 Old Salem Rd NE, Albany, OR

- Strategically located less than one minute from the I-5 on/off ramps
- Excellent access, with multiple ingress and egress locations
- Ideal for operations that depend on quick highway connectivity
- Warehouse/truck repair building with multiple drive-thru bays
- Available upon closing (*Tenant may consider short term leaseback*)

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PROPERTY SUMMARY



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PROPERTY DETAILS

Address	3923 Old Salem Rd NE Albany, OR 97321
Use Type	Industrial Outdoor Storage / Trucking
Building Size	16,754 SF (Warehouse & Office)
Lot Size	9 Acres (±5.50 Acres Improved)
Lot Condition	Partially Paved / Fully Lit
Loading	Six (6) Grade Doors Drive-Thru Capability
Clear Height	19'
Zoning	GI (General Industrial – City of Millersburg)
Sale Price	\$3,850,000 (\$16 PSF)





LOCATION AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Salem, OR	18 miles	≈ 27 min
Eugene, OR	45 miles	≈ 44 min
Portland, OR	64 miles	≈ 1 hr 7 min
Medford, OR	209 miles	≈ 3 hr 16 min

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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