

50,000SQFT INDUSTRIAL WAREHOUSE



845 BASSETT ST NW SALEM, OR 97304



TRADITION
REAL ESTATE PARTNERS

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PROPERTY DESCRIPTION

THE MU-III (MIXED USE-III) ZONING OFFERS A STRATEGIC BLEND OF FLEXIBILITY FOR MIXED-USE DEVELOPMENT WHILE ENABLING ROBUST INDUSTRIAL OPERATIONS THROUGH ADAPTIVE REUSE PROVISIONS FOR EXISTING STRUCTURES, MAKING IT AN IDEAL FIT FOR INDUSTRIAL-FOCUSED INVESTORS AND OPERATORS SEEKING TO LEVERAGE ESTABLISHED WAREHOUSE FACILITIES IN A HIGH-POTENTIAL LOCATION. THIS ZONE SUPPORTS A WIDE RANGE OF ACTIVITIES, INCLUDING PERMITTED GENERAL MANUFACTURING WITH ON-SITE RETAIL, CONDITIONAL LARGER-SCALE MANUFACTURING LIKE FOOD SERVICE CONTRACTING OR SIGN PRODUCTION, AND INDUSTRIAL SERVICES, ALL WHILE PROMOTING INFILL REDEVELOPMENT IN URBAN CORRIDORS WITH PEDESTRIAN-FRIENDLY STANDARDS. KEY ADVANTAGES FOR INDUSTRIAL USERS INCLUDE THE ADAPTIVE REUSE ALLOWANCE FOR PRE-2022 INDUSTRIAL BUILDINGS—SUCH AS THE EXISTING 82,000 SF WAREHOUSES ON THIS SITE—PERMITTING FULL GENERAL INDUSTRIAL (IG) ZONE USES LIKE HEAVY VEHICLE SERVICE, WAREHOUSING, AND EQUIPMENT OPERATIONS WITHOUT REZONING. POSITIONED IN A PRIME WEST SALEM LOGISTICS HUB WITH EXCELLENT HIGHWAY ACCESS AND RAIL PROXIMITY, THIS APPROXIMATELY 6.5-ACRE MU-III PROPERTY—FEATURING GRADE-LEVEL DOORS, CLEAR-SPAN DESIGN, 3-PHASE POWER, SPRINKLERS, AND FENCED YARD—PRESENTS A RARE OPPORTUNITY FOR ADAPTIVE INDUSTRIAL VENTURES THAT CAPITALIZE ON SALEM'S GROWING MANUFACTURING AND DISTRIBUTION SECTOR, DELIVERING OPERATIONAL VERSATILITY AND STRONG INVESTMENT RETURNS.



TRADITION
REAL ESTATE PARTNERS

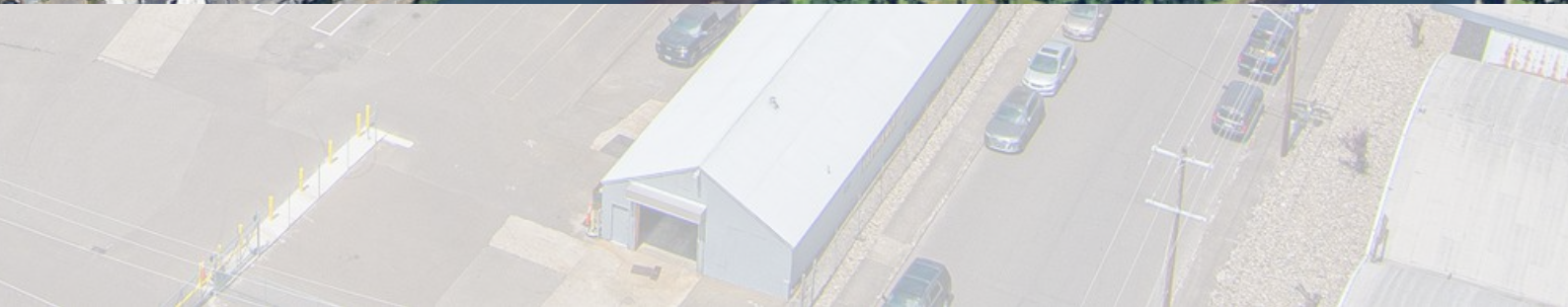
PROPERTY DESCRIPTION

THIS 47,600-SQUARE-FOOT CONCRETE TILT-UP WAREHOUSE AT 845 BASSETT ST NW IN SALEM, SITS ON A 2.27-ACRE SITE BUILT IN 1964. LOCATED ON A 6.67 ACRE INDUSTRIAL PARK IN WEST SALEM, IT SUPPORTS EFFICIENT MANUFACTURING, DISTRIBUTION, AND INDUSTRIAL OPERATIONS. FEATURES INCLUDE 26-FOOT CLEAR HEIGHT, 48-BY-40-FOOT COLUMN SPACING, FULL SPRINKLER SYSTEM, SIX PRIMARY EAST-SIDE DOCK DOORS, SIX SECONDARY WEST-SIDE DOCK DOORS, 3,000 SQUARE FEET OF OFFICE SPACE, 490 FEET OF ROAD FRONTAGE, FENCED YARD, AND THREE-PHASE POWER. ZONED MU-III (MIXED USE-III), IT ALLOWS MIXED-USE FLEXIBILITY AND ADAPTIVE REUSE FOR FULL GENERAL INDUSTRIAL (IG) USES—LIKE HEAVY VEHICLE SERVICE, WAREHOUSING, AND EQUIPMENT OPERATIONS—WITHOUT REZONING, SUPPORTING GENERAL MANUFACTURING, CONDITIONAL LARGER-SCALE OPERATIONS, AND INFILL REDEVELOPMENT IN PEDESTRIAN-FRIENDLY URBAN AREAS. THIS PROPERTY OFFERS STRONG POTENTIAL IN SALEM'S GROWING SECTOR FOR INVESTORS SEEKING ADAPTABILITY AND VALUE. CONTACT OUR OFFICE FOR DETAILS OR A SITE VISIT.

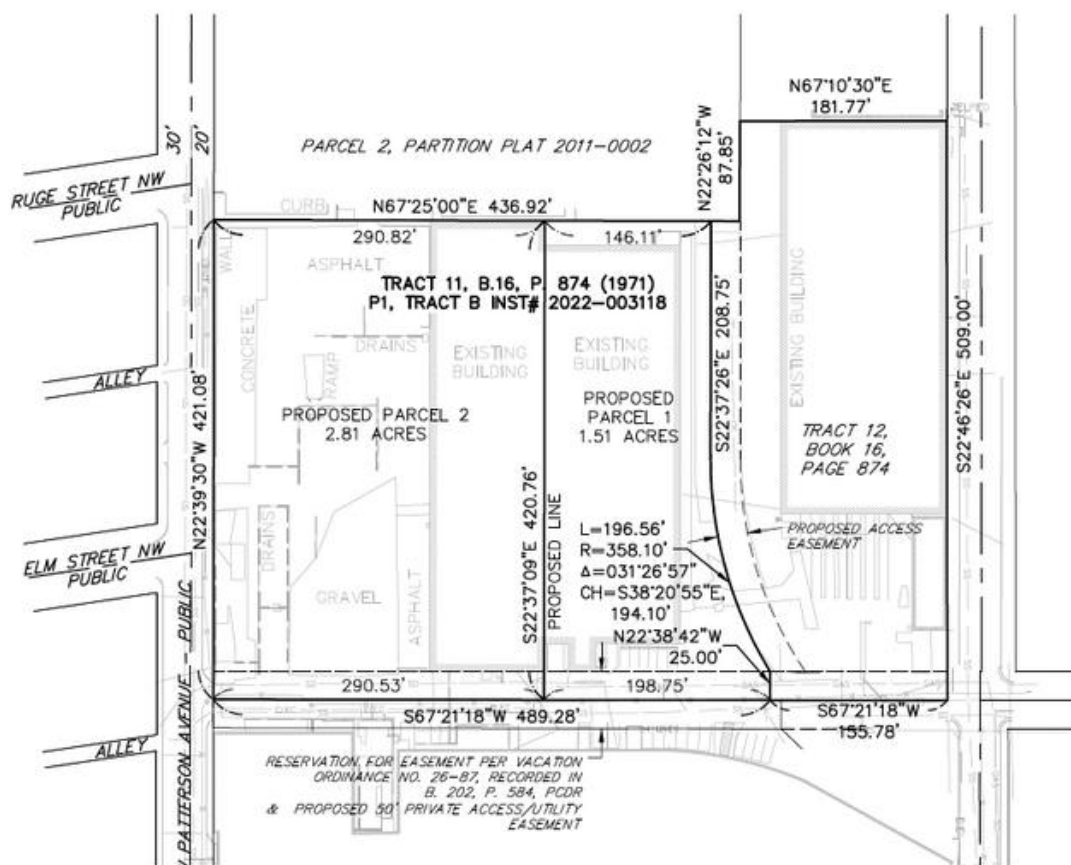


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LOCATION



SITE MAP

$$1'' = 100'$$


REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800

PROPERTY HIGHLIGHTS

- 47,600SF
- 2.27 ACRE SITE
- 48X40 COLUMN SPAN
- 26' CLEAR HEIGHT
- BUILT IN 1964
- DOCK DOORS
 - 6-PRIMARY DOORS (EASTSIDE)
 - 6-SECONDARY DOORS (WESTSIDE)
- SPRINKLER SYSTEM
- CONCRETE TILT UP
- 490FT OF ROAD FRONTAGE
- ZONED MU-III
- 3,000SF OFFICE
- LEASED THROUGH 06/2026



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PHOTOS

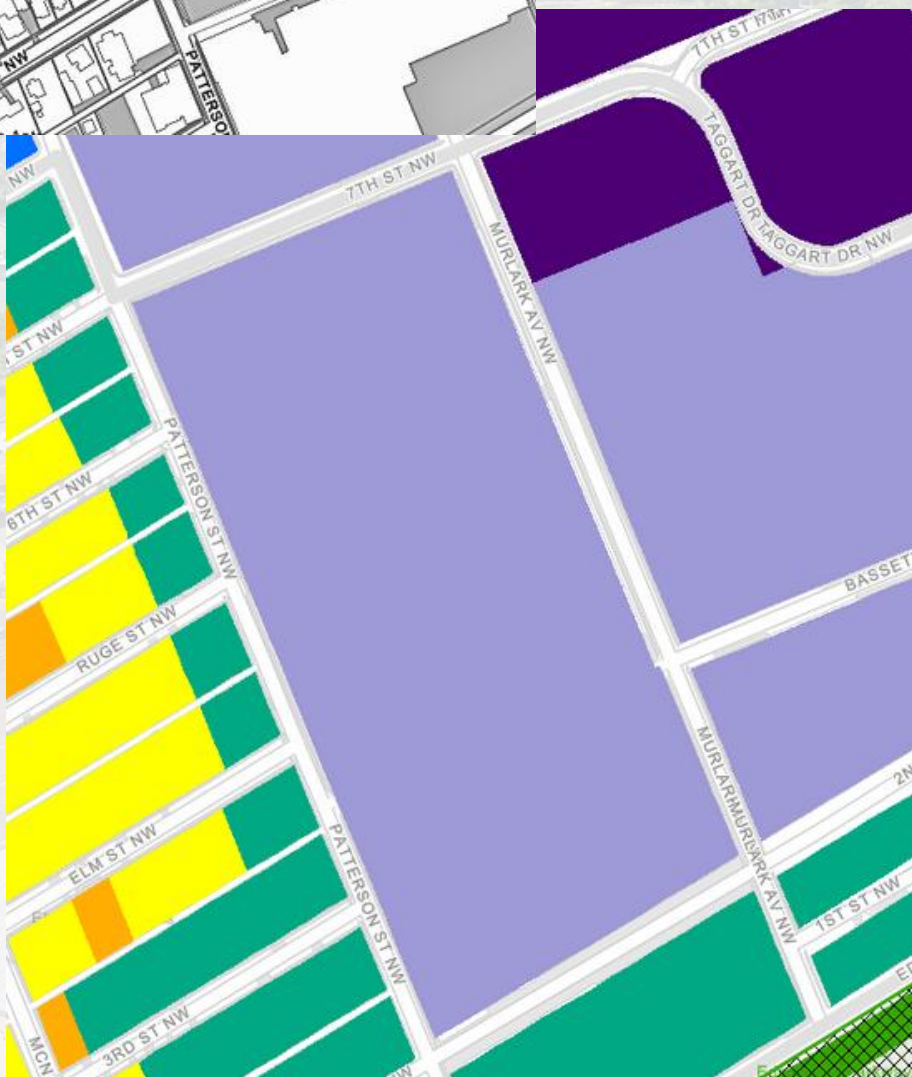


PHOTOS

BUILDING B



ZONING MAP



- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public/Private Cemetery
- PE - Public/Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District



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National Flood Hazard Layer FIRMette

123°3'36"W 44°56'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or DepthZone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mileZone X
		Future Conditions 1% Annual Chance Flood HazardZone X
OTHER AREAS OF FLOOD HAZARD		Area with Reduced Flood Risk due to Levee. See Notes.Zone X
		Area with Flood Risk due to LeveeZone D
OTHER AREAS		NO SCREENArea of Minimal Flood HazardZone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood
		HazardZone D Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall Cross Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline Hydrographic Feature
		Digital Data Available
OTHER FEATURES		No Digital Data Available
		Unmapped
MAP PANELS		

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/14/2025 at 3:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PRICING

CREATIVE FINANCING AVAILABLE

BASSETT BUILDING \$5,000,000

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



PRESENTED BY TRADITION REAL ESTATE PARTNERS



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