



**BROKER BONUS: \$100 PER TOUR**

FOR SALE / LEASE

# **EXPANSIVE WAREHOUSE SPACE IN HEART OF SALEM**

1244 FRONT ST NE, SALEM, OR 97306

**JOE KAPPLER**  
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## PROPERTY DESCRIPTION

The expansive warehouse space, high ceilings, and ample grade doors offer exceptional flexibility to accommodate various operational needs. This space is suitable for optimizing efficiency with NEW skylights, roof, interior and exterior paint, gas heaters, 5 new garage doors with windows, gutters and down spouts, and an office overlook. The property also comes with a 21,344 SF parking lot to the South.

## PROPERTY HIGHLIGHTS

- Off street parking available
- 9 gas heaters
- 8 grade level doors (incl. 2 electric)
- LED lights
- Plumbing for compressed air
- Three phase power, 480V 400amp
- Clear height: 23'9"
- Garage doors: 14' wide and range in height from 12'-13' tall
- Column spacing: 19'10" between columns north and 84' east to west

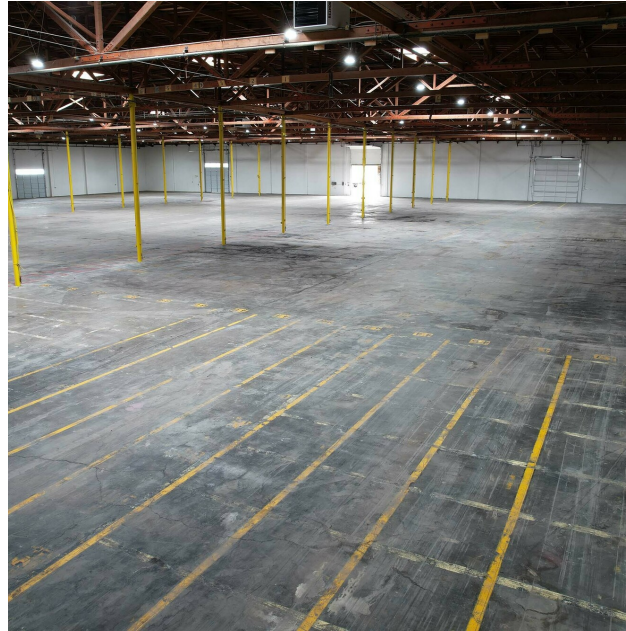
## OFFERING SUMMARY

<b>Sale Price:</b>	Contact Broker
<b>Lease Rate:</b>	\$0.30 SF/month (NNN)
<b>Available SF:</b>	69,660 SF
<b>Lot Size:</b>	1.59 Acres
<b>Building Size:</b>	69,660 SF



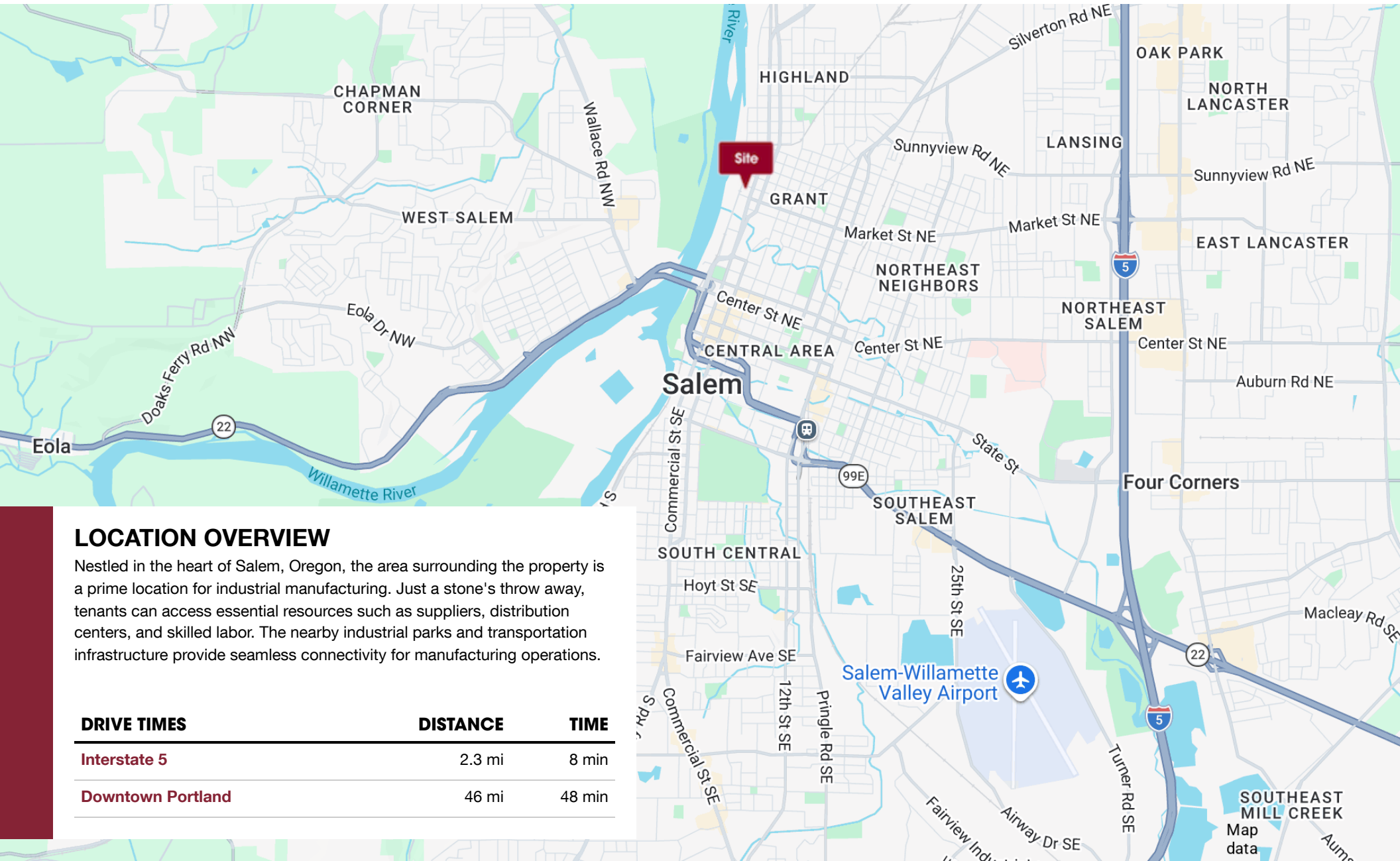
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## LOCATION OVERVIEW

Nestled in the heart of Salem, Oregon, the area surrounding the property is a prime location for industrial manufacturing. Just a stone's throw away, tenants can access essential resources such as suppliers, distribution centers, and skilled labor. The nearby industrial parks and transportation infrastructure provide seamless connectivity for manufacturing operations.

### DRIVE TIMES

### DISTANCE

### TIME

**Interstate 5**

2.3 mi

8 min

**Downtown Portland**

46 mi

48 min

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