

FOR SALE

# DRY FOOD MANUFACTURING PLANT — 101,537 SF

3060 INDUSTRIAL WAY NE, SALEM, OREGON 97031



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**MACADAM  
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## PROPERTY DESCRIPTION

This is a rare opportunity to acquire a food-grade manufacturing facility with extensive existing infrastructure. Built in 2004, the building offers 101,537 SF of high-quality space, including a  $\pm 3,325$  SF cooler and  $\pm 355$  SF freezer.

The facility features 17 dock-high doors (12 with pit levelers), multiple grade-level doors, over 5,000 amps of power, floor drains, elevator access, and the potential to reactivate the Union Pacific rail spur.

The building includes ample office, break, and support areas. With 20-32' clear heights and pricing well below replacement cost, this facility offers exceptional value for food processors, manufacturers, and logistics users alike.

## PROPERTY HIGHLIGHTS

- Priced below replacement cost
- Elevator Served
- Clear Height: 20' – 32'
- Rail Spur: Union Pacific Railroad
- Square Footage: 101,537 SF
  - 5,744 SF upstairs office
  - +/- 3,325 SF Cooler
  - +/- 355 SF Freezer
- Loading:
  - 15 Docks Doors (12 with Pit Levelers)
  - 3 Grade Doors
- Power: Well Distributed
  - 3000 amps 480v
  - 2000 amps 208v
- Floor Plan available upon request

## OFFERING SUMMARY

<b>Sale Price:</b>	\$13,500,000
<b>Lot Size:</b>	6.16 Acres
<b>Total Building Size:</b>	101,537 SF
<b>Zoning:</b>	General Industrial (IG)







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## LOCATION OVERVIEW

Located just off Industrial Way NE, the facility offers excellent connectivity within North Salem and Keizer's industrial districts, and is only minutes from Interstate 5. This prime position provides convenient access to the Portland and Vancouver markets as well as South Salem and the greater Willamette Valley.

DRIVE TIMES	DISTANCE	TIME
Highway 99E	1.1 mi	4 min
Interstate 5	2.7 mi	7 min
Highway 22	7.3 mi	13 min
Wilsonville	27.6 mi	30 min
Portland	44.5 mi	50 min
Eugene	69.4 mi	1 hr 10 min

