

**6494 WINDSOR ISLAND RD N
KEIZER, OR 97303**

**CREATIVE
DEVELOPMENT
OPPORTUNITY**

PRESENTED BY TRADITION REAL ESTATE PARTNERS



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PROPERTY DESCRIPTION

6494 WINDSOR ISLAND RD N
↑ KEIZER, OR 97303

AN UNPARALLELED 3.80-ACRE INDUSTRIAL OPPORTUNITY IN KEIZER, OREGON, STRATEGICALLY NESTLED WITHIN THE CITY LIMITS AND ZONED AGRICULTURAL INDUSTRIAL (AI) TO SUPPORT A DIVERSE RANGE OF PERMITTED AND CONDITIONAL USES. THIS PROPERTY OFFERS A VERSATILE CANVAS FOR VISIONARY INVESTORS WITH ADDITIONAL LOTS AVAILABLE FOR THOSE SEEKING TO EXPAND CAPITALIZE ON THE THRIVING WILLAMETTE VALLEY MARKET. THE PROPERTY FEATURES A LARGE STRUCTURE THAT HOSTS TWO COLD STORAGE SPACES, A LARGE SHOP/WAREHOUSE BUILDING WITH LOADING DOCKS, THREE-PHASE POWER, FINISHED SECOND-STORY OFFICES, AND MULTIPLE BATHROOMS ACROSS 13,177SF. THERE IS A 1,056SF MANUFACTURED HOME AVAILABLE FOR OFFICE USE, A 1800SF (60' X 30') SHOP WITH POWER + WATER, A 2790SF (62'X45') WITH CONCRETE FLOORS + WATER + POWER. OTHER BUILDING ON THE PROPERTY OFFER COVERED STORAGE SOLUTION FOR ALL SORTS OF USES. WITH EXCELLENT ACCESS TO MAJOR TRANSPORTATION ROUTES AND UTILITIES, THIS PROPERTY COMBINES SCALE, INFRASTRUCTURE, AND ZONING VERSATILITY TO SUPPORT AMBITIOUS INDUSTRIAL, AGRICULTURAL, OR MIXED-USE PROJECTS. SEIZE THE CHANCE TO SHAPE KEIZER'S INDUSTRIAL FUTURE WITH THIS EXCEPTIONAL INVESTMENT OPPORTUNITY.

ZONING USES

↗ 6494 WINDSOR ISLAND RD N
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PERMITTED USES

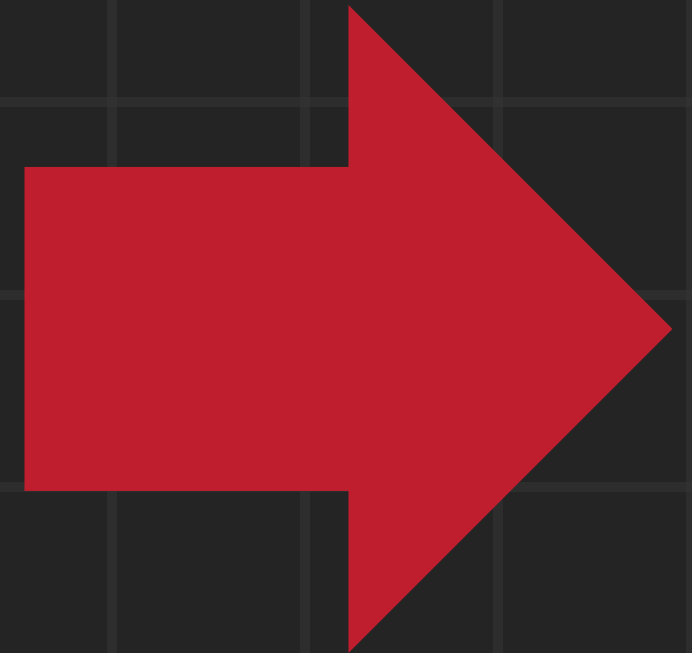
- A. Lawful uses existing on a property at the time of the effective date of this zone. (5/98)
- B. Farm use, including farm dwellings as defined in ORS 215.213(e), (f), and (g). (5/98)
- C. Timber tracts (081) and forest nurseries (083). (5/98)
- D. Agricultural services (07). (5/98)
- E. Wholesale (5193) and retail nurseries (5261). (5/01)
- F. Food and kindred products (20). (5/98)
- G. Recycling centers and depots. (5/98)

ZONING USES

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SPECIAL PERMITTED USES

- A. Nonresidential partitions, subject to the provisions in section 2.310. (5/01)
- B. Nonresidential subdivision, subject to the provisions in section 2.310. (5/01)
- C. Nonresidential planned unit development, subject to the provisions in section 2.311. (5/01)
- D. Accessory structures and uses prescribed in section 2.203.02. (5/98)
- E. The following special uses, subject to the applicable standards in section 2.4:
 - 1. Energy facility (section 2.425). (5/98)
- F. Wireless telecommunications facilities (section 2.427). (5/98)

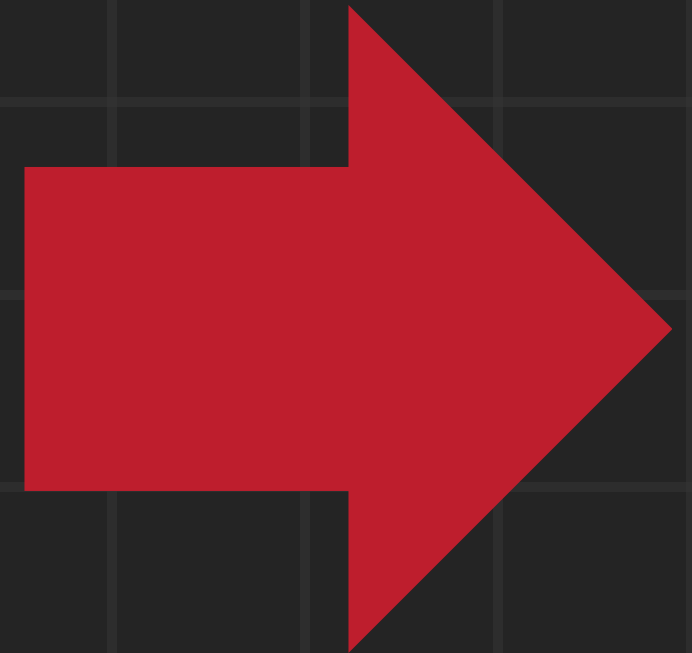


ZONING USES

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SPECIAL PERMITTED USES

- G. Medical marijuana facilities (section 2.433). (10/14)
- H. Marijuana grow site (section 2.433). (10/14)
- I. Marijuana retailer (section 2.433). (1/16)
- J. Marijuana processor (section 2.433). (1/16)
- K. Marijuana producer (section 2.433). (1/16)
- L. Marijuana wholesaler (section 2.433). (1/16)

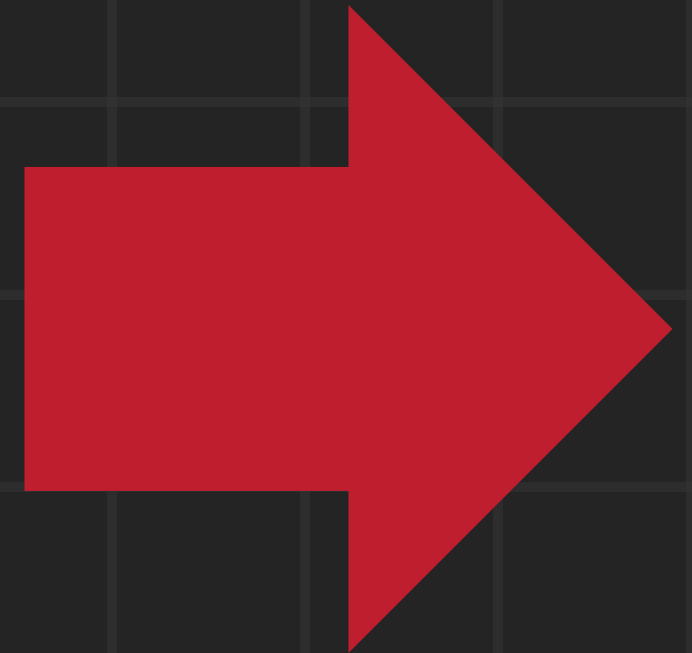


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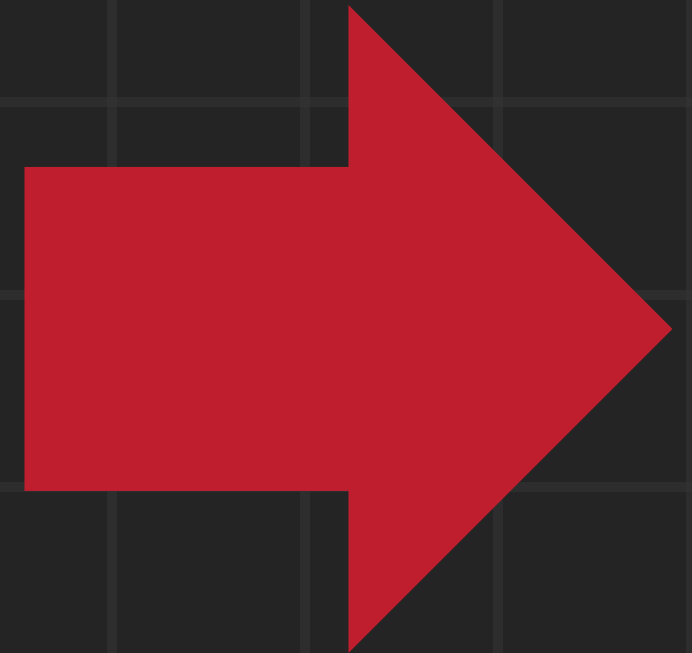
ZONING USES



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CONDITIONAL USES

- A. Solid waste transfer facility. (5/98)
- B. Public or private golf course or driving range. (5/98)
- C. Public or semi-public recreation facility incorporating outdoor fields for organized team play, along with related concession, storage, and maintenance facilities. (5/98)
- D. Composting and recycling facility for organic yard debris. (5/98)
- E. Construction contractor's offices and related outdoor storage (15, 16, 17). (5/98)



ZONING USES

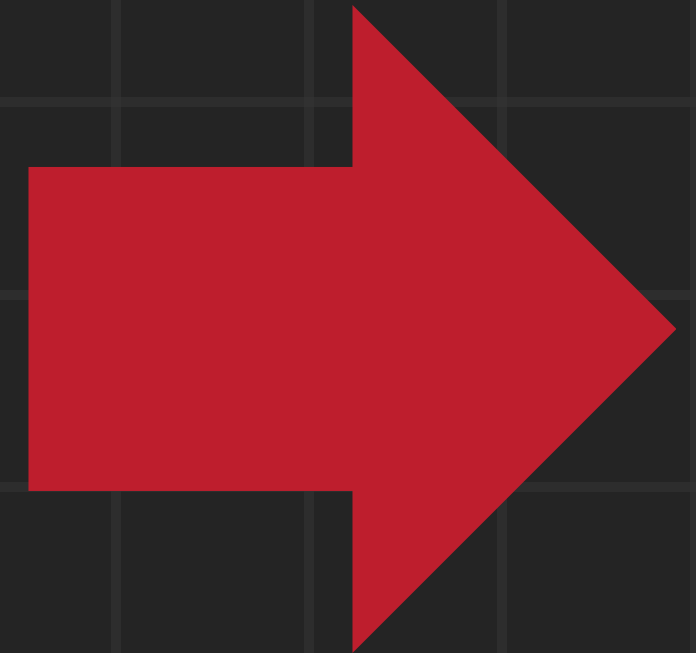


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CONDITIONAL USES

F. Manufacturing and assembly. (5/98)

1. Textile products and apparel (22). (5/98)
2. Millwork (2431). (5/98)
3. Wood kitchen cabinets (2434). (5/98)
4. Structural wood members, not elsewhere classified (2439). (5/98)
5. Furniture and fixtures (25). (5/98)
6. Chemicals and allied products (28), except miscellaneous chemical products (289). (5/98)
7. Rubber and miscellaneous plastics products (30). (5/98)
8. Leather and leather products (31), except leather tanning and finishing (311). (5/98)
9. Stone, clay, glass products (32), except cement (324); structural clay products (325), concrete, gypsum and plaster products (327) and abrasive, asbestos and miscellaneous non-metallic mineral products (329). (5/98)
10. Fabricated metal products, including metal forging and stamping (346), but excluding ordnance and accessories (348). (2/04)
11. Machinery and equipment manufacturers (35). (5/98)
12. Transportation equipment (37). (5/98)
13. Miscellaneous manufacturing industries (39). (5/98)
14. Grain mill products. (2/04)
15. Bakery products. (2/04)
16. Beverages. (2/04)
17. Miscellaneous food preparations and kindred products. (2/04)



ZONING USES

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18. The manufacture of meat products but excluding both meat packing plant and any on-site abattoirs and rendering of fats, processing of hides and maintenance of live animals or fowl. (2/04)
19. Apparel and other finished products made from fabrics and similar products. (2/04)
20. Wood kitchen cabinets. (2/04)
21. Nailed and lock corner wood boxes. (2/04)
22. Wood products, not elsewhere classified. (2/04)
23. Furniture and fixtures. (2/04)
24. Paperboard containers and boxes. (2/04)
25. Printing, publishing, and allied industries. (2/04)
26. Drugs. (2/04)
27. Soaps detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations. (2/04)
28. Miscellaneous plastic products. (2/04)
29. Glass products, made of purchased glass. (2/04)
30. Cutlery, hand tools, and general hardware. (2/04)
31. Heating equipment, except electric and warm air, and plumbing fixtures. (19)(2/04)
32. Screw machine products, and bolts, nuts, screws, rivets, and washers. (2/04)
33. Pumps and pumping equipment. (2/04)
34. Electrical and electronic machinery, equipment, and supplies. (2/04)
35. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (2/04)
36. Miscellaneous manufacturing industries. (2/04)

CONDITIONAL USES



TRADITION
REAL ESTATE



ZONE CODE

LOCATION

THIS PROPERTY STRATEGICALLY LOCATED JUST MINUTES FROM INTERSTATE 5, PROVIDING EXCELLENT CONNECTIVITY FOR TRANSPORTATION AND LOGISTICS. SITUATED WITHIN KEIZER'S CITY LIMITS IN AN AGRICULTURAL INDUSTRIAL ZONE, THE PROPERTY OFFERS PROXIMITY TO SALEM AND KEIZERS VIBRANT BUSINESS COMMUNITY, WITH EASY ACCESS TO A SKILLED WORKFORCE, EDUCATIONAL INSTITUTIONS, AND A ROBUST INFRASTRUCTURE. ITS APPROXIMATELY 45 MINUTES FROM PORTLAND AND AN HOUR FROM THE CASCADE MOUNTAINS AND OREGON COAST, ENHANCING ITS APPEAL FOR INDUSTRIAL OPERATIONS. WHILE NEARBY PARKS, TRANSIT OPTIONS, AND SALEM'S BUSINESS-FRIENDLY ENVIRONMENT FURTHER SUPPORT ITS SUITABILITY FOR DIVERSE INDUSTRIAL USES.



SALEM



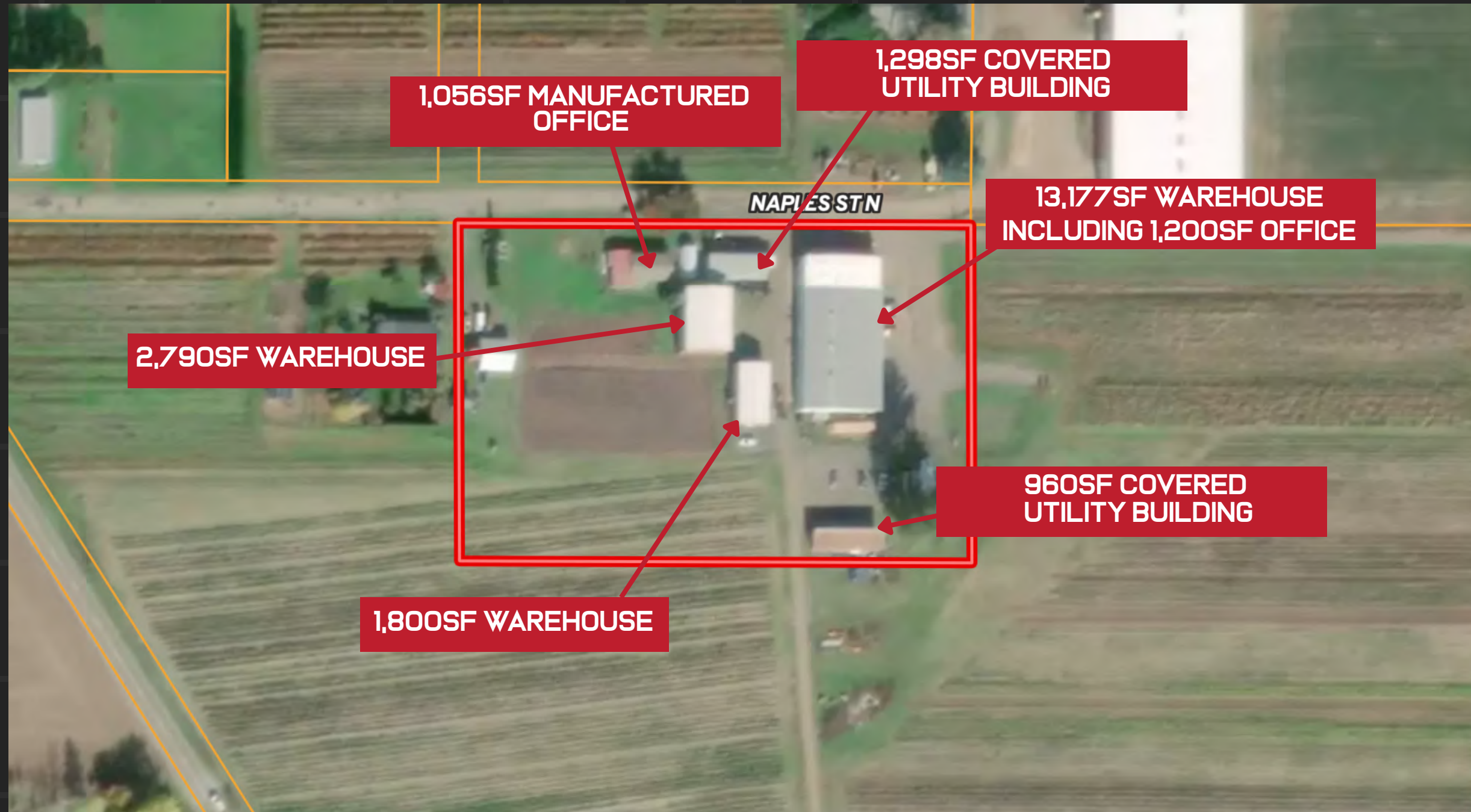
I-5 ACCESS



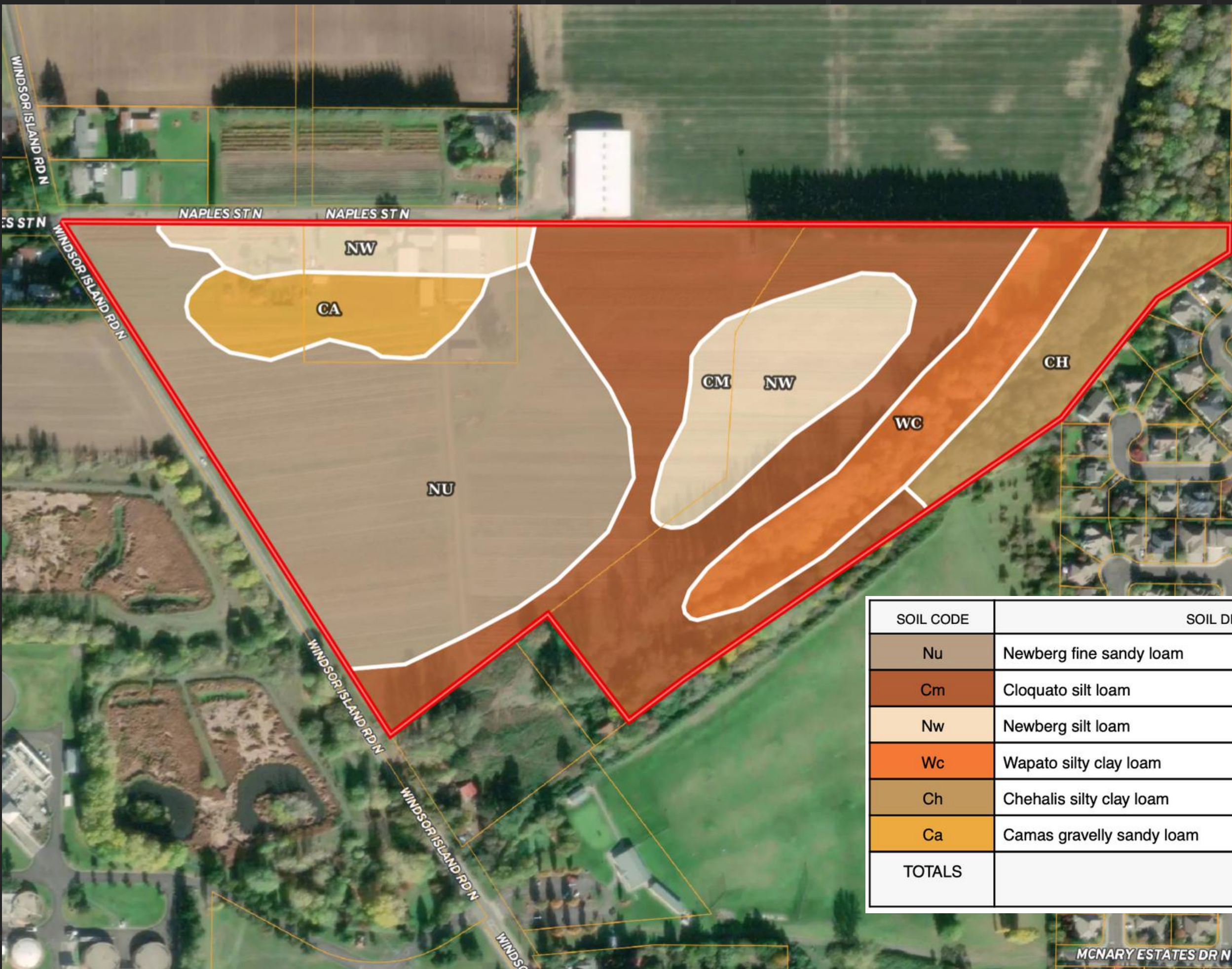
KEIZER



LOCATION



SOIL REPORT



FLOOD MAP



PHOTOS

6494 WINDSOR ISLAND RD N
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PHOTOS

6490-6494 WINDSOR ISLAND RD N
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THE RED BUILDING - 1,1770 SF SHOP

50X30

METAL EXTERIOR
PASS THRU DOORS
POWER AND WATER



PHOTOS

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THE WAREHOUSE - 13,177SF

3 PHASE POWER
480V 480AMP
2 - 14' X 14' DOCK HEIGHT DOORS
1 - 16' X 16' GRAD LEVEL DOORS
24' CLEAR HEIGHT

POWER PANELS IN 2008
ROOF IN 2013
SHOP ADDITION ADDED IN 2009
LARGE COLD STORAGE 39' X 59'
SMALL COLD STORAGE 25' X 13'

PHOTOS

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PHOTOS

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PHOTOS

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LARGE COLD STORAGE



SMALL COLD STORAGE

PHOTOS

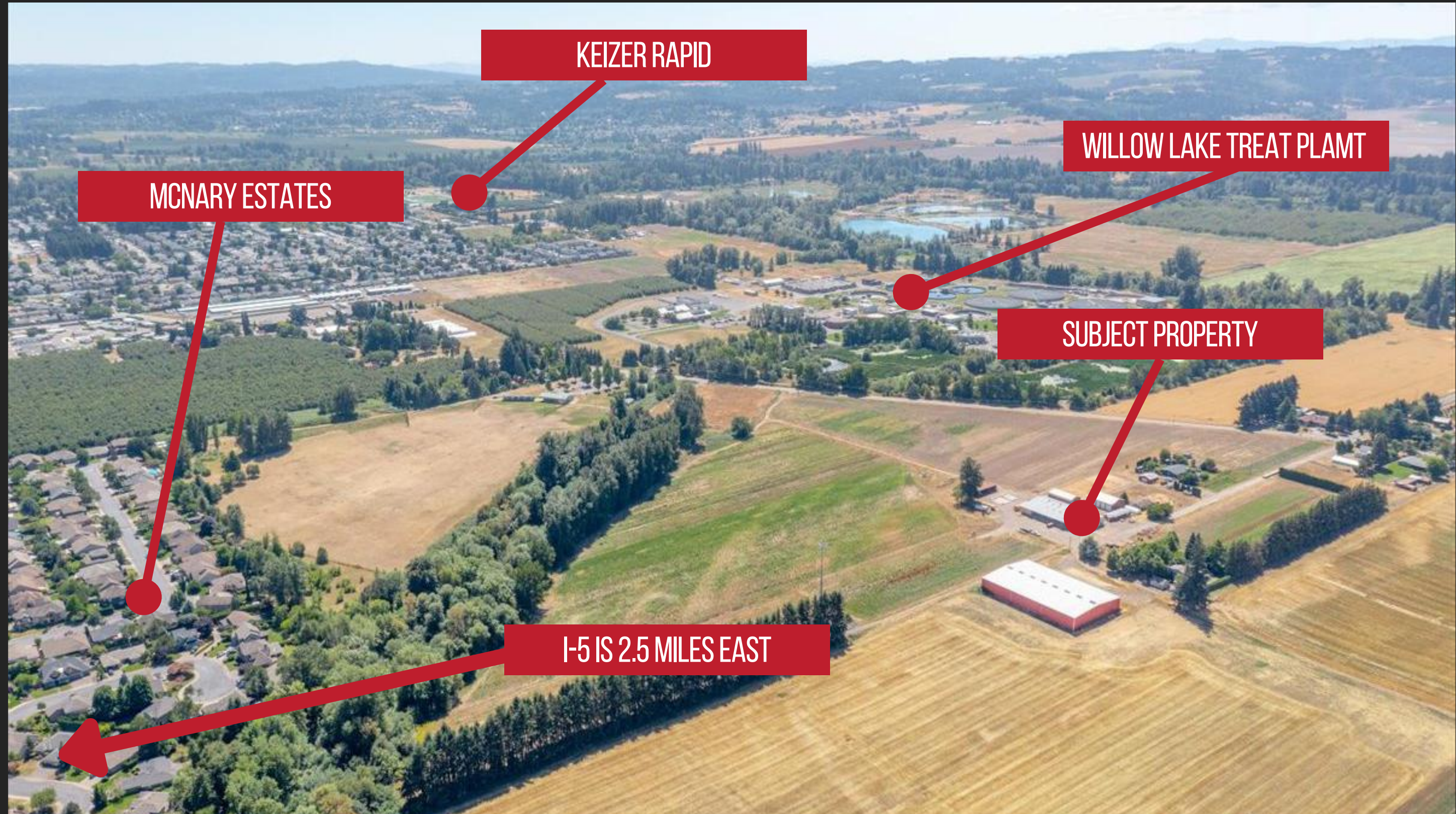
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WAREHOUSE OFFICE



LOCAL MARKERS

6490-6494 WINDSOR ISLAND RD N
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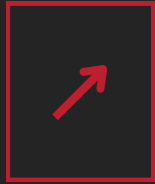


PRICING



FOR SALE

\$1,950,000



FOR LEASE

RED WAREHOUSE - \$.60/FT/MO/MG

LARGE WAREHOUSE - \$.60/FT/MO/MG

YARD - NEGOTIABLE

BROKERS



TRADITION
REAL ESTATE



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