



FOR LEASE



INDUSTRIAL WAREHOUSE W/ YARD

Industrial Warehouse with Yard Space For Lease

7,830 SF | \$5,164.00 per month + NNN

2990 Portland Road NE, Salem, OR

This NE Salem warehouse is close to the Oregon State Fairgrounds and 2 minutes to Interstate 5. The building has been completely updated in the last couple of years with new paint, insulation, etc. It features approximately 5,863 SF of shop space and 2,000 SF of nice mezzanine storage space. The shop is priced at \$.80/SF and the mezzanine at \$.25/SF, triple net. This building is fully fenced for security and has a small yard area.

CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

curt.arthur@capacitycommercial.com

NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS

Address	2990 Portland Road NE Salem, OR 97301
Building Size	7,830 SF
Warehouse Floor SF	5,830 SF
Mezzanine SF	2,000 SF
Renovated	2023
Zoning	IG
APN	589670
Lease Rate	\$5,164.00 per month + NNN

Property Overview

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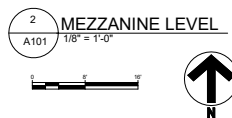
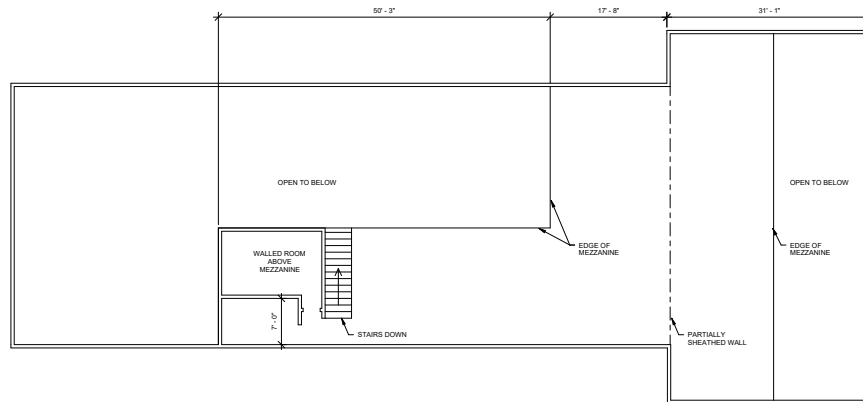
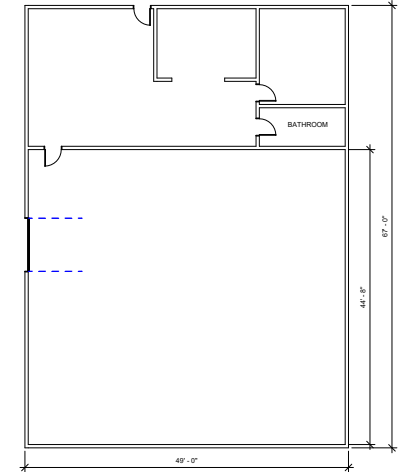
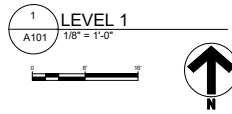
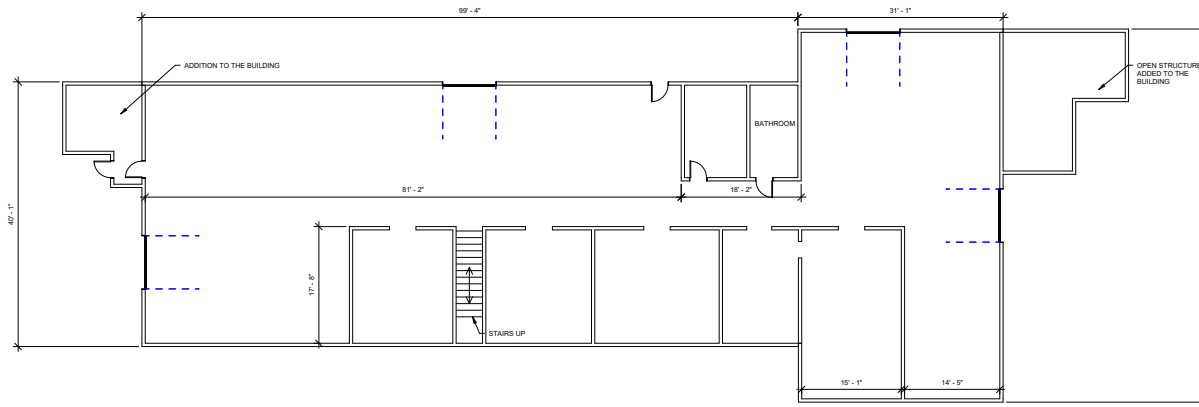
Property Highlights

- Very clean space
- Fully fenced and good parking



FLOOR PLAN

FLOOR PLAN



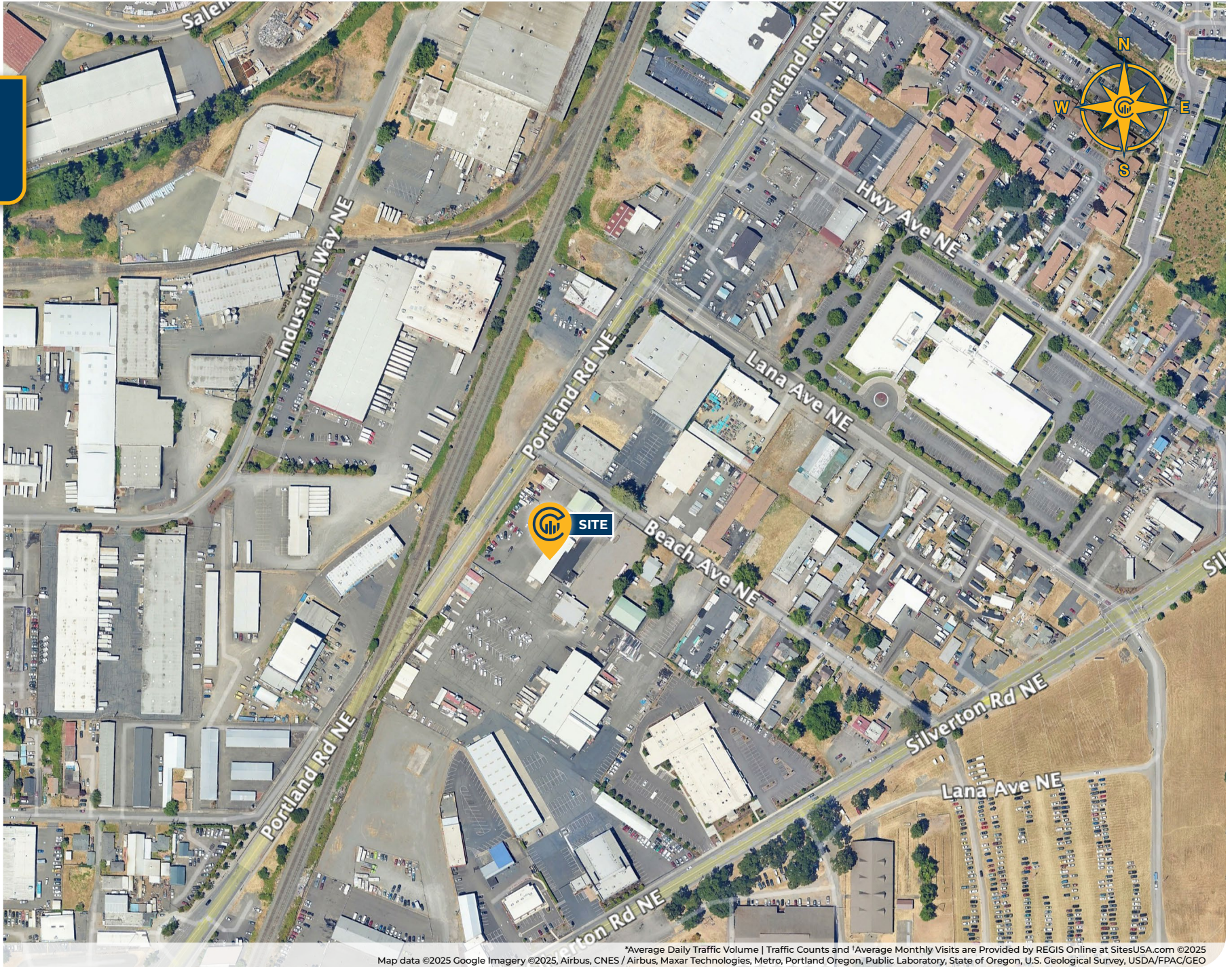


INTERIOR PHOTOS





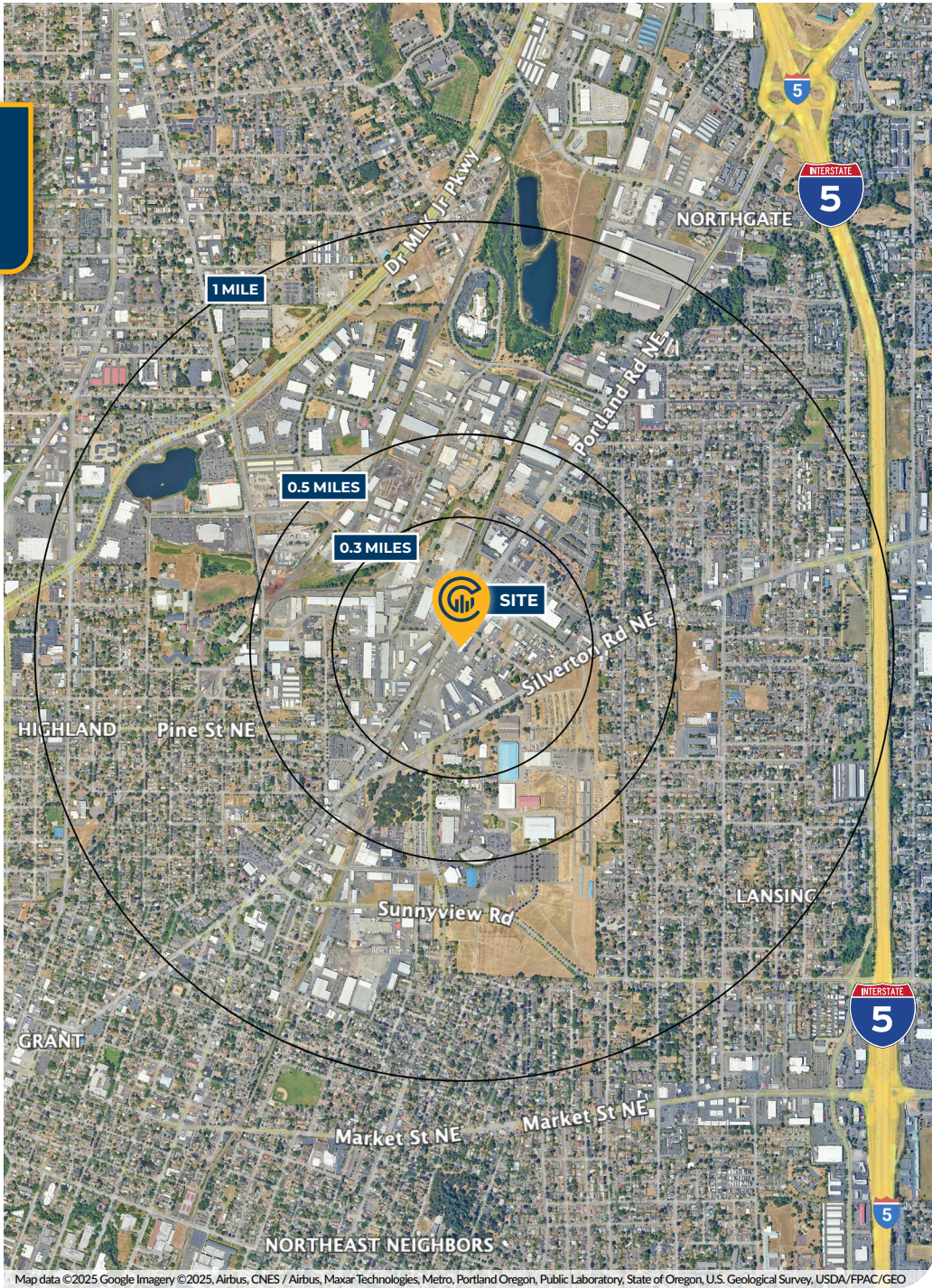
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DEMOGRAPHICS MAP & REPORT



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AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	292	2,591	14,498
Average Age	33	34	35
Average Age (Male)	32	33	35
Average Age (Female)	34	35	37
Households & Income			
Total Households	111	921	5,044
# of Persons Per HH	2.6	2.8	2.9
Average HH Income	\$50,276	\$54,198	\$61,457
Average House Value	\$349,704	\$346,313	\$341,981

Demographics data derived from AlphaMap

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