

LAND FOR SALE BUILD TO SUIT



## 25TH STREET INDUSTRIAL PARK

25TH ST SE & ELECTRIC ST SE | SALEM, OR 97302

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503.225.8492

RaymondD@norris-stevens.com

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

08/27/2024

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM



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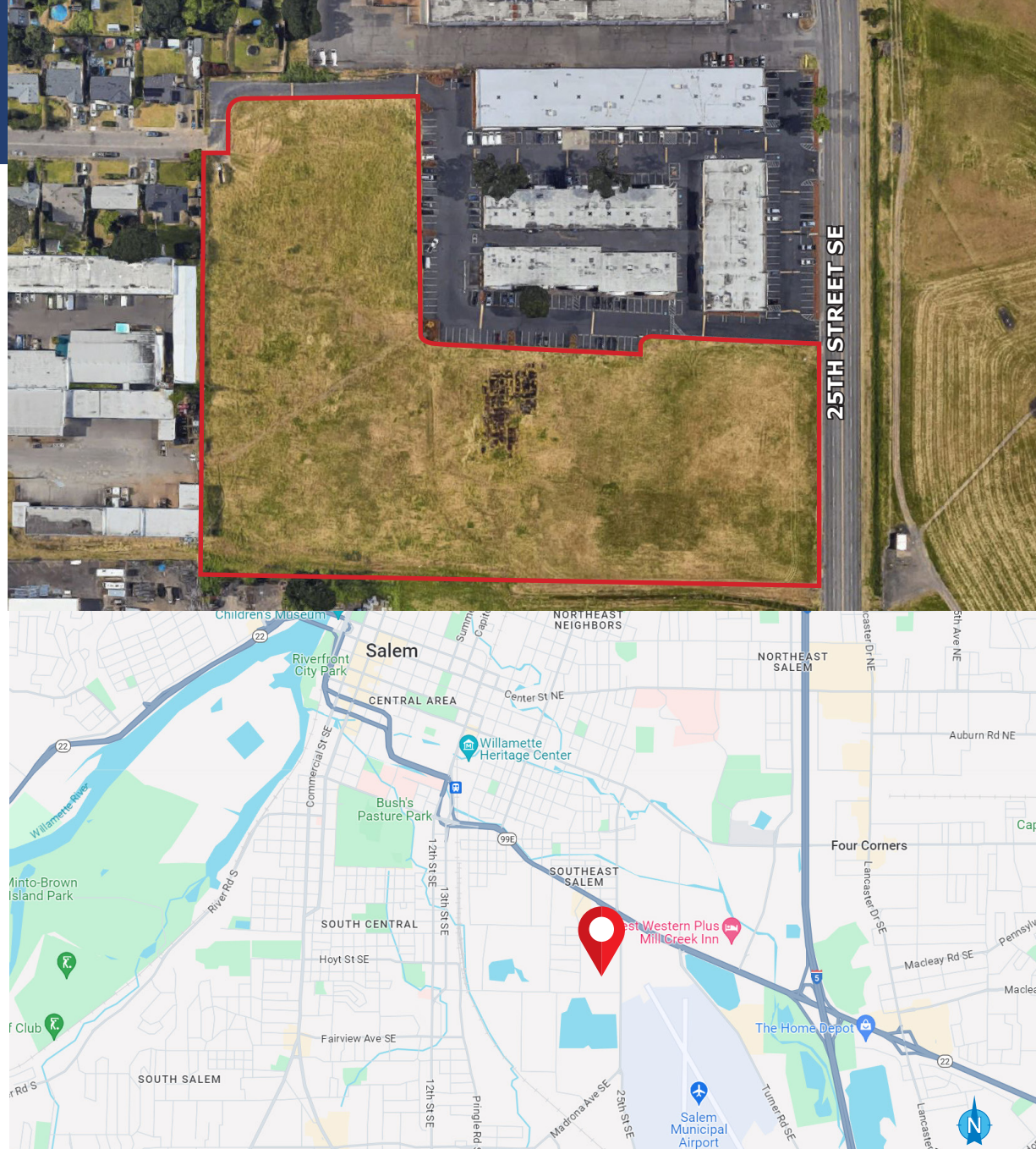
## 2 TAX LOTS WILL SELL SEPERATELY

### DETAILS

- Building A: ± 41,500 SF
- Building B: ± 46,000 SF
- Lot size: ± 8.13 acres
- Call brokers for sale price

### FEATURES

- Permit ready from city of Salem
- Completed predevelopment work
- Survey
- Wetland delineation
- 28' clear height
- Ample parking, 1.27/1,000
- Docks
  - Building A: 16
  - Building B: 16
- Grade level doors
  - Building A: 6
  - Building B: 6
- ESFR sprinklers
- 277/480V phase electric
- Ideally located in southeast Salem with easy access to 99E, I-5, and the Salem Municipal Airport



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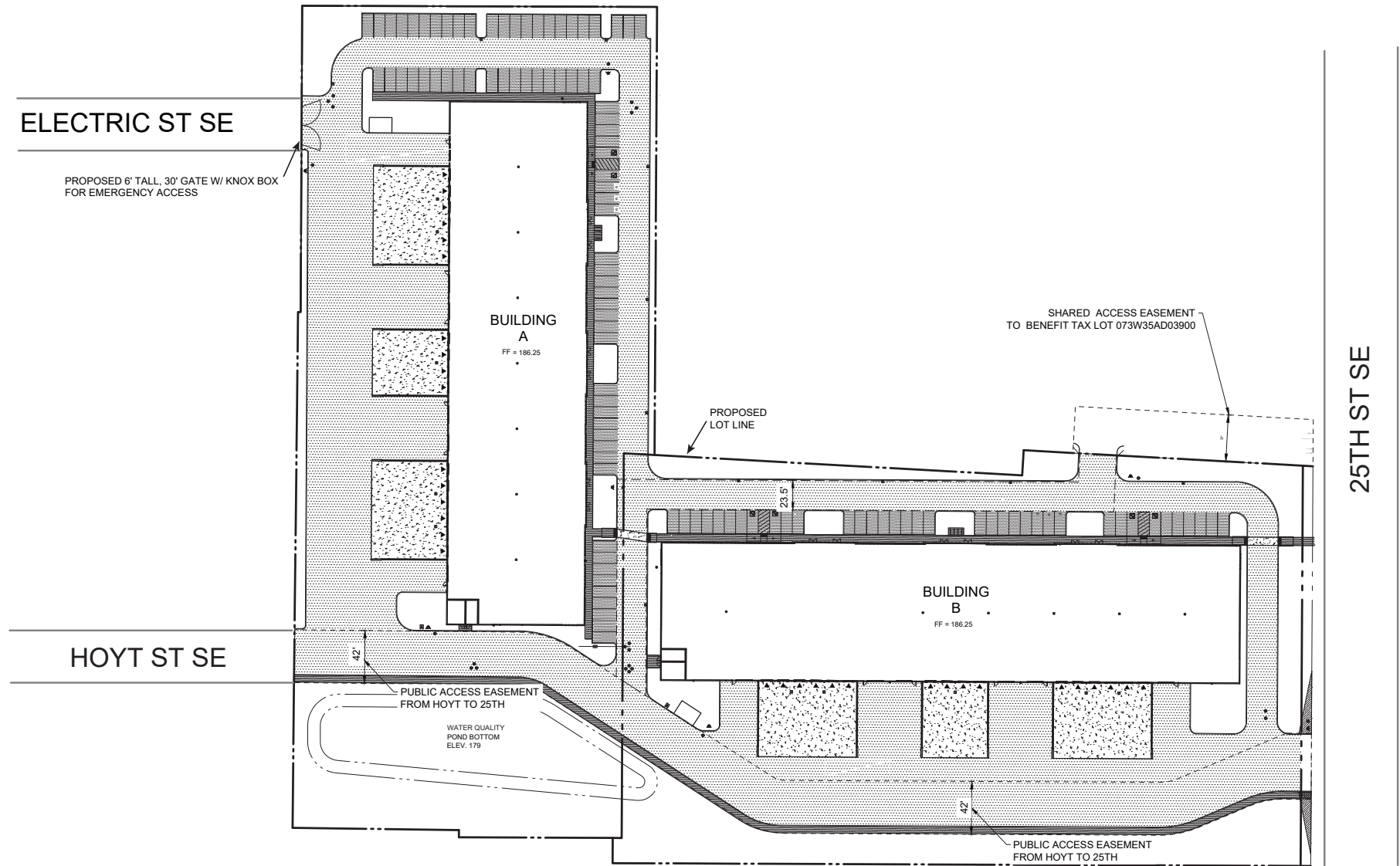
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## 4375 Turner Rd SE Salem, OR 97317

<b>Sale Price:</b>	\$3,607,639	<b>Sale Date:</b>	5/19/2022
<b>Price per SF:</b>	\$8.18	<b>Land Size:</b>	10.12 AC (440,827 SF)
<b>Price per AC:</b>	\$356,486	<b>Zoning:</b>	IG



## 10800 SW Tonquin Rd Sherwood, OR 97140

<b>Sale Price:</b>	\$1,750,000	<b>Sale Date:</b>	6/27/2022
<b>Price per SF:</b>	\$8.28	<b>Land Size:</b>	4.85 AC (211,266 SF)
<b>Price per AC:</b>	\$360,825	<b>Zoning:</b>	FD-20



## 10780 SW Tualatin-Sherwood Rd Tualatin, OR 97062

<b>Sale Price:</b>	\$1,124,000	<b>Sale Date:</b>	1/8/2021
<b>Price per SF:</b>	\$12.85	<b>Land Size:</b>	3.89 AC (169,448 SF)
<b>Price per AC:</b>	\$288,947	<b>Zoning:</b>	IC



## 21720 SW Oregon St Sherwood, OR 97140

<b>Sale Price:</b>	\$4,800,000	<b>Sale Date:</b>	8/7/2023
<b>Price per SF:</b>	\$12.75	<b>Land Size:</b>	8.92 AC (388,555 SF)
<b>Price per AC:</b>	\$538,117	<b>Zoning:</b>	EI

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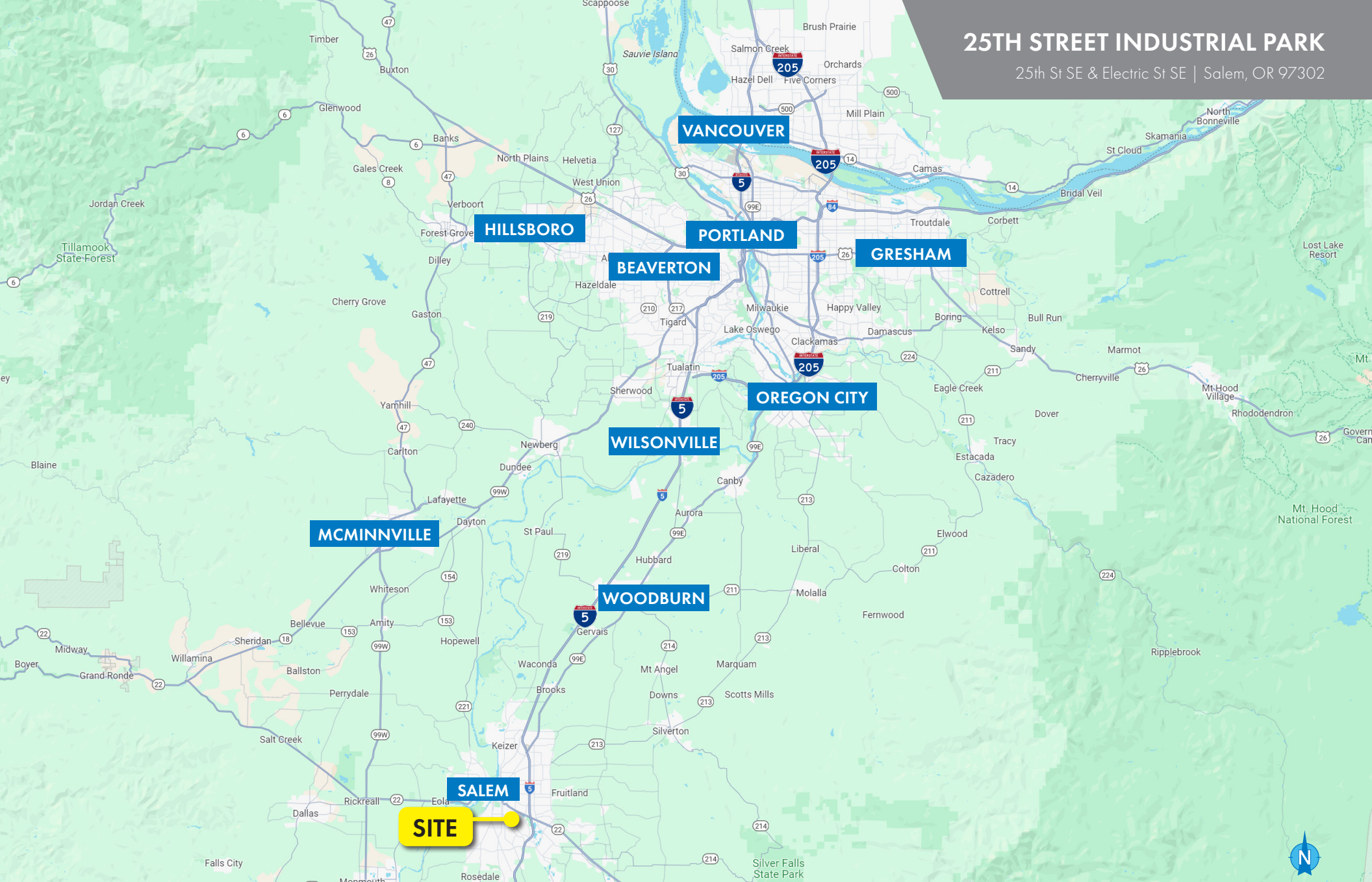


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