

Expansive Warehouse Space in Heart of Salem

1244 FRONT STREET NE, SALEM, OR 97306

**NEW LOW RATE: \$0.45/SF (NNN)
NOW DIVISIBLE - CALL BROKER FOR DETAILS**

**FOR SALE &
LEASE**



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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 going north and 84' east to west

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$0.45 SF/month (NNN)
Available SF:	69,660 SF
Lot Size:	1.59 Acres
Building Size:	69,660 SF



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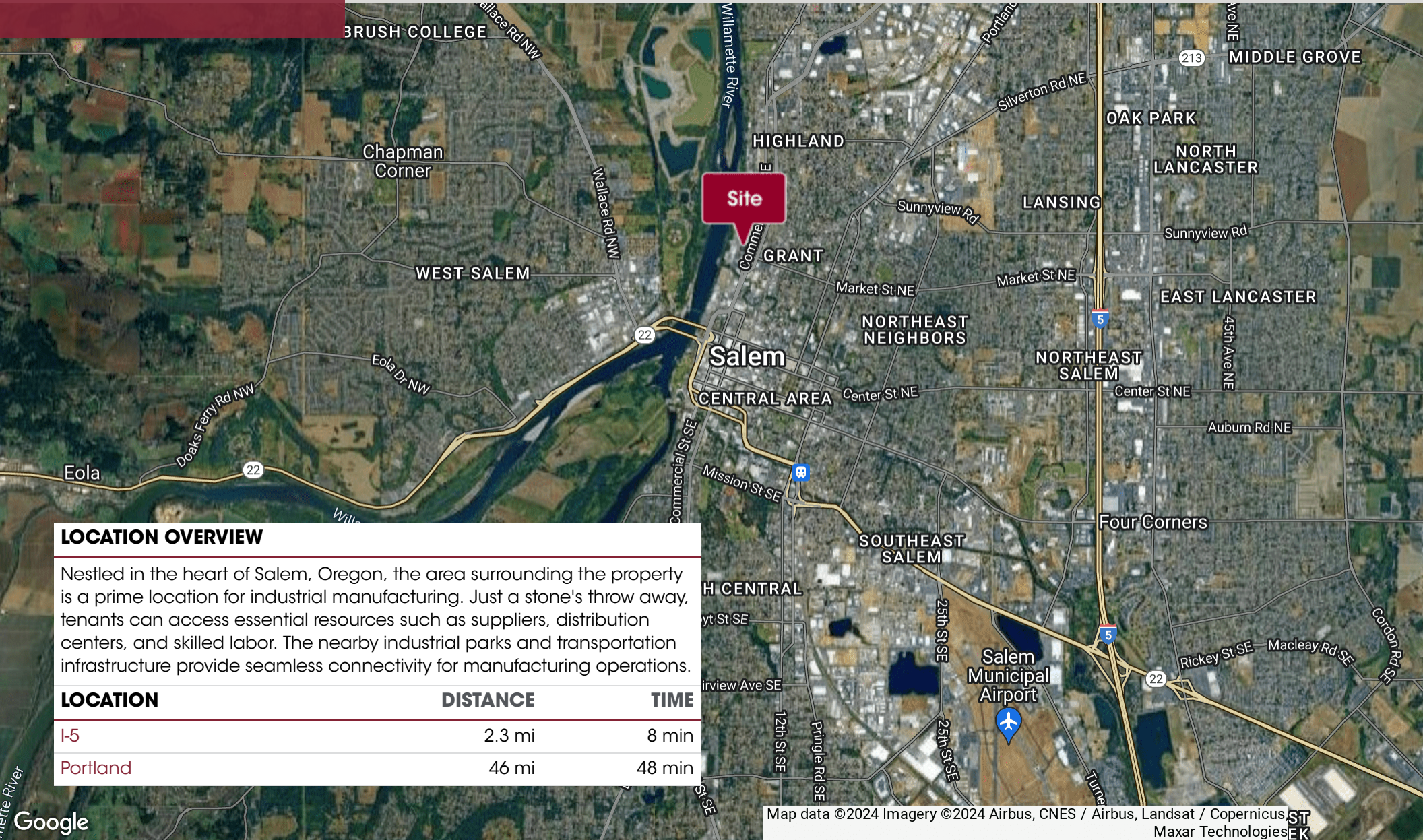
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LOCATION OVERVIEW

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.

LOCATION	DISTANCE	TIME
I-5	2.3 mi	8 min
Portland	46 mi	48 min



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