

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**



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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.

**FOR SALE &
LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE & LEASE

1244 Front Street NE, Salem, OR 97306

PROPERTY DESCRIPTION

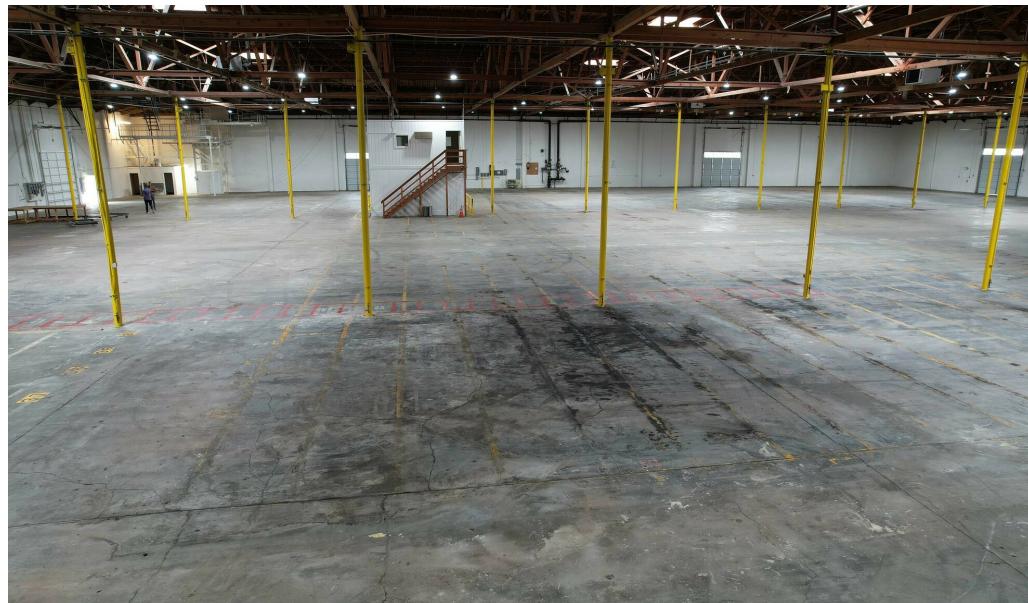
The expansive warehouse space, high ceilings, and ample grade doors offer exceptional flexibility to accommodate various operational needs. This space is suitable for optimizing efficiency with NEW skylights, roof, interior and exterior paint, gas heaters, 5 new garage doors with windows, gutters and 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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