

FOR SALE & FOR LEASE



25TH STREET INDUSTRIAL PARK

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

For more information or a property tour, please contact:

RAYMOND DUCHEK

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GREG NESTING

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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.

03/05/2024

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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

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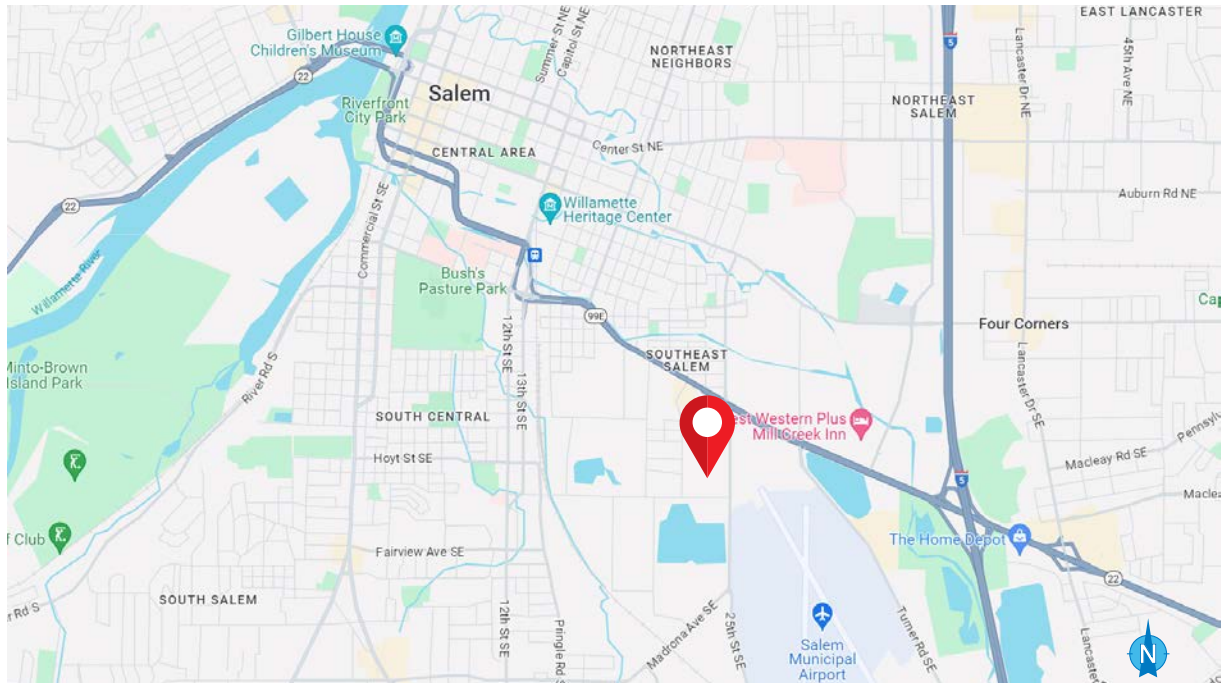
INDUSTRIAL SPACE FOR SALE AND FOR LEASE

DETAILS

- Building A: ± 41,500 SF
- Building B: ± 46,000 SF
Can be combined
- Lot size: ± 8.13 acres
- Shell from ± 5,200 SF - ± 87,500 SF
- Office available as build to suit
- Call brokers for sale price and lease rates

FEATURES

- New construction
- 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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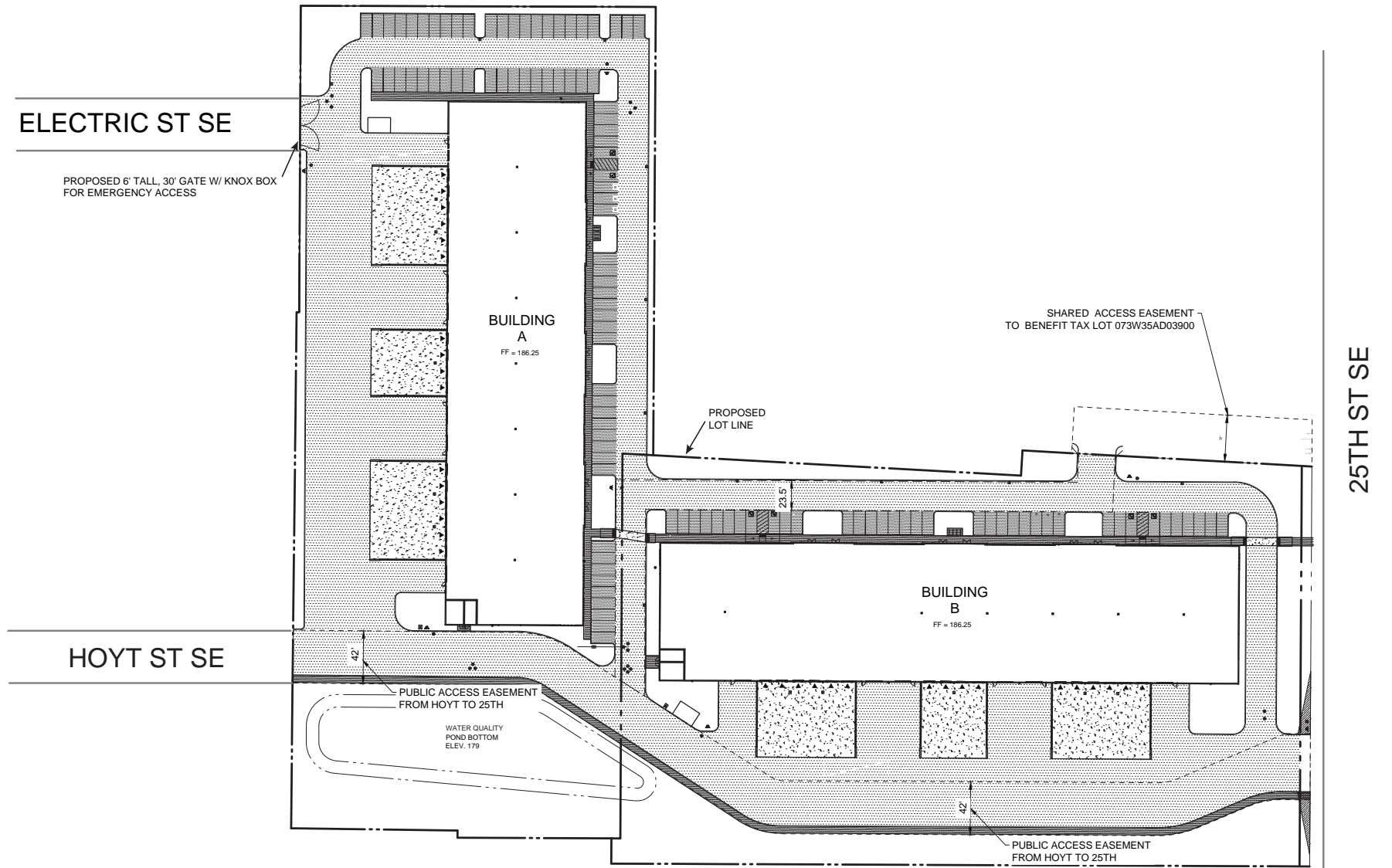
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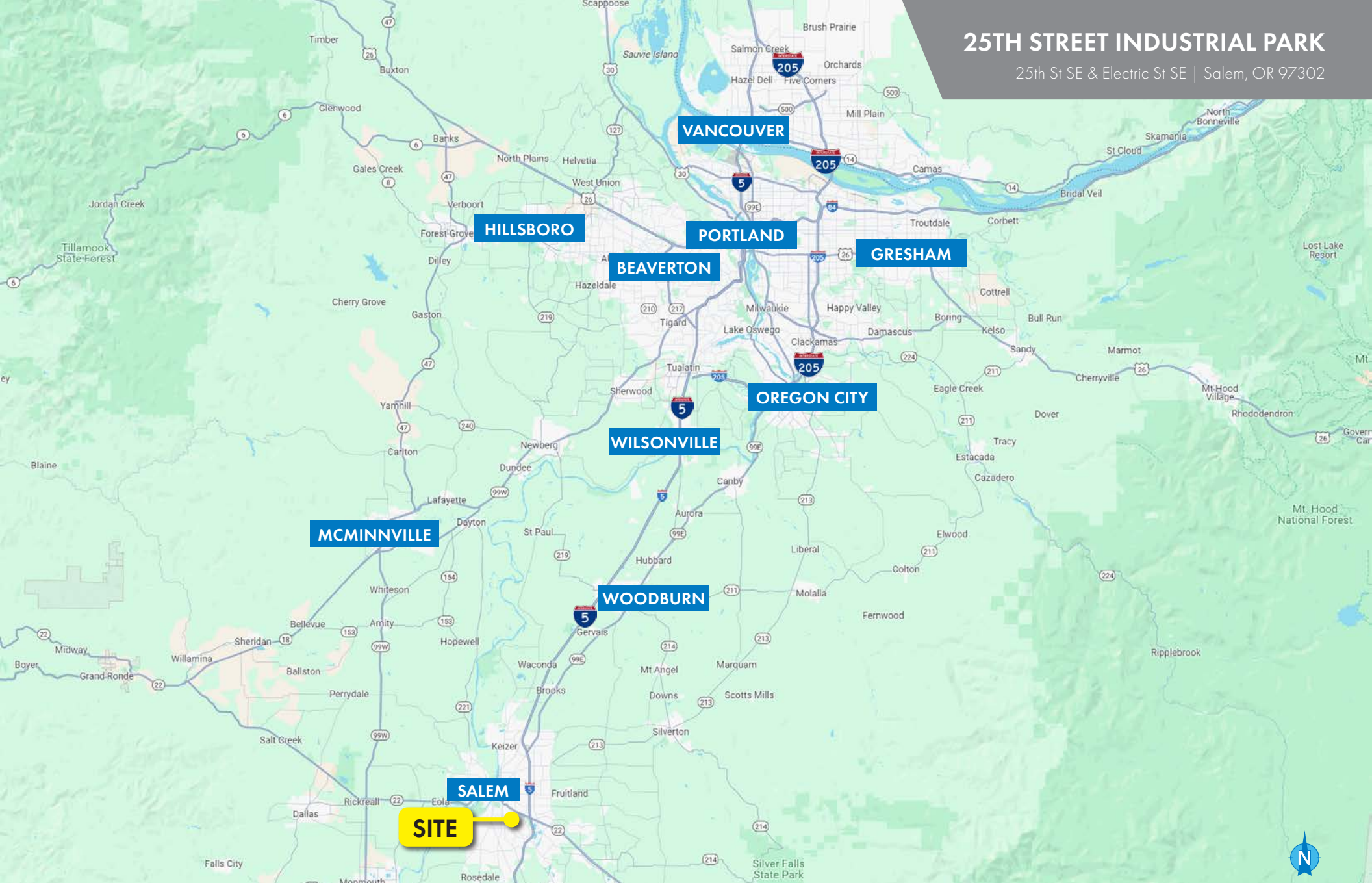
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