

MIXED USE INDUSTRIAL WAREHOUSES ± YARD



325 PATTERSON DR NW SALEM, OR 97304



TRADITION
REAL ESTATE PARTNERS

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PROPERTY DESCRIPTION

THE MU-III (MIXED USE-III) ZONING OFFERS A STRATEGIC BLEND OF FLEXIBILITY FOR MIXED-USE DEVELOPMENT WHILE ENABLING ROBUST INDUSTRIAL OPERATIONS THROUGH ADAPTIVE REUSE PROVISIONS FOR EXISTING STRUCTURES, MAKING IT AN IDEAL FIT FOR INDUSTRIAL-FOCUSED INVESTORS AND OPERATORS SEEKING TO LEVERAGE ESTABLISHED WAREHOUSE FACILITIES IN A HIGH-POTENTIAL LOCATION. THIS ZONE SUPPORTS A WIDE RANGE OF ACTIVITIES, INCLUDING PERMITTED GENERAL MANUFACTURING WITH ON-SITE RETAIL, CONDITIONAL LARGER-SCALE MANUFACTURING LIKE FOOD SERVICE CONTRACTING OR SIGN PRODUCTION, AND INDUSTRIAL SERVICES, ALL WHILE PROMOTING INFILL REDEVELOPMENT IN URBAN CORRIDORS WITH PEDESTRIAN-FRIENDLY STANDARDS. KEY ADVANTAGES FOR INDUSTRIAL USERS INCLUDE THE ADAPTIVE REUSE ALLOWANCE FOR PRE-2022 INDUSTRIAL BUILDINGS—SUCH AS THE EXISTING 82,000 SF WAREHOUSES ON THIS SITE—PERMITTING FULL GENERAL INDUSTRIAL (IG) ZONE USES LIKE HEAVY VEHICLE SERVICE, WAREHOUSING, AND EQUIPMENT OPERATIONS WITHOUT REZONING. POSITIONED IN A PRIME WEST SALEM LOGISTICS HUB WITH EXCELLENT HIGHWAY ACCESS AND RAIL PROXIMITY, THIS APPROXIMATELY 6.5-ACRE MU-III PROPERTY—FEATURING GRADE-LEVEL DOORS, CLEAR-SPAN DESIGN, 3-PHASE POWER, SPRINKLERS, AND FENCED YARD—PRESENTS A RARE OPPORTUNITY FOR ADAPTIVE INDUSTRIAL VENTURES THAT CAPITALIZE ON SALEM'S GROWING MANUFACTURING AND DISTRIBUTION SECTOR, DELIVERING OPERATIONAL VERSATILITY AND STRONG INVESTMENT RETURNS.



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LOCATION



SITE MAP

[illegible]

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGO

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2027

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800

BUILDING A

- 42,000SF
- 2.81 ACRE SITE
- 1.8 ACRE YARD
- 22' CLEAR HEIGHT
- BUILT IN 1954
- CLEAR SPAN
- 1 - GRADE LEVEL DOOR
- 1 - DOCK DOOR
- SPRINKLER SYSTEM
- CONCRETE TILT UP
- 420FT OF ROAD FRONTAGE

BUILDING B

- 40,000SF
- 1.51 ACRE SITE
- 22' CLEAR HEIGHT
- BUILT IN 1956
- 4,650SF OFFICE AREA
- CLEAR SPAN
- 1 - GRADE LEVEL DOOR
- 1 - DOCK DOOR WITH RAMP
 - INTERIOR RAMP
- SPRINKLER SYSTEM
- CONCRETE TILT UP



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PHOTOS

BUILDING A



PHOTOS

BUILDING A



PHOTOS

BUILDING

B



PHOTOS

BUILDING B



PHOTOS

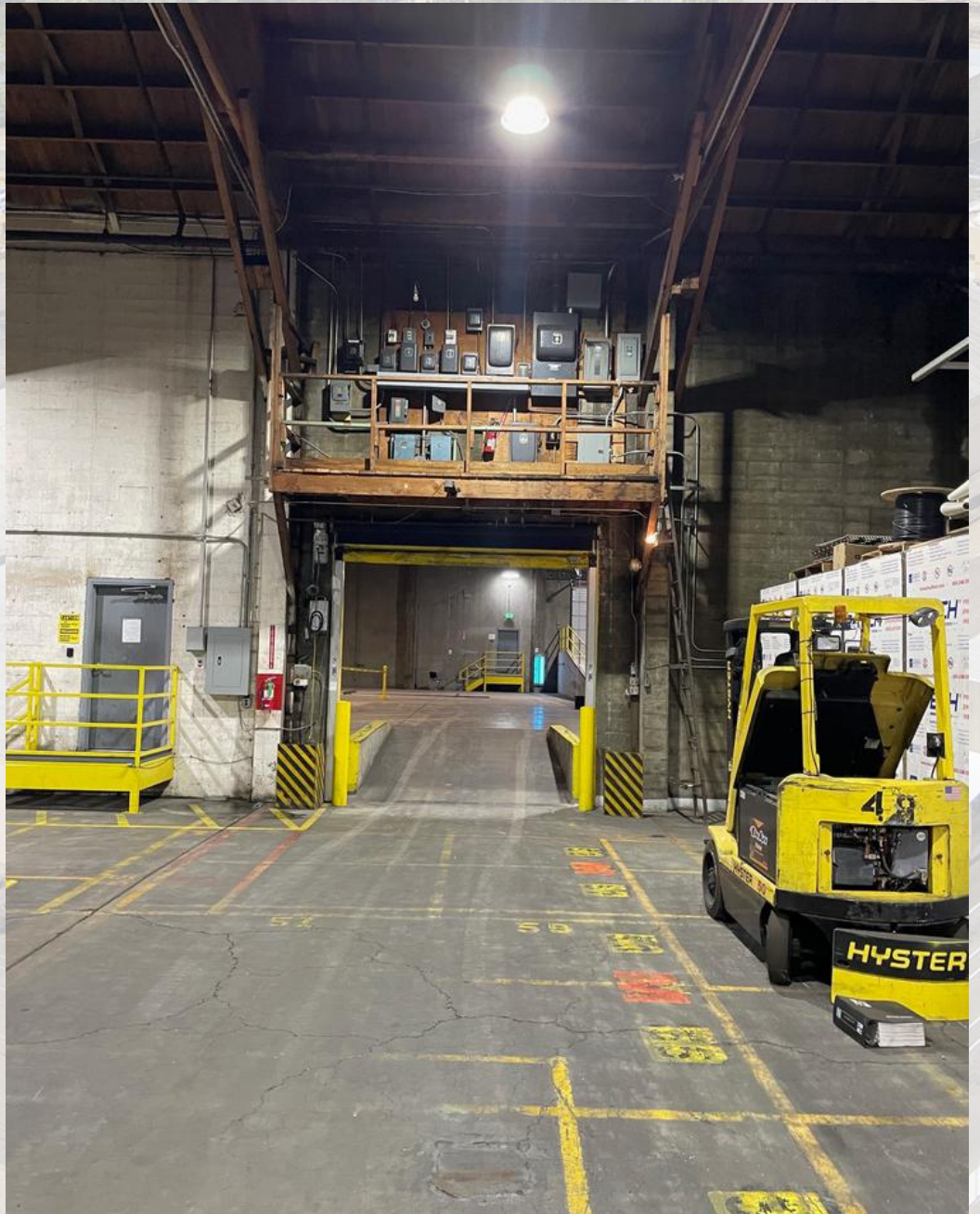
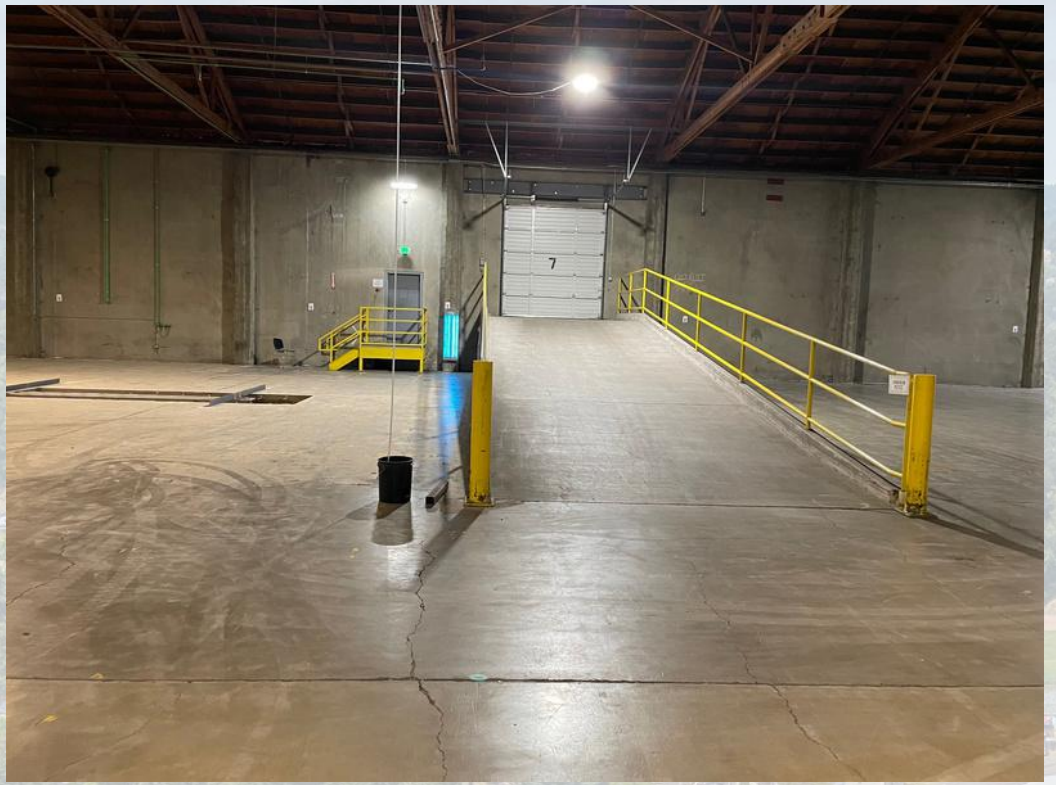


**BUILDING
B**

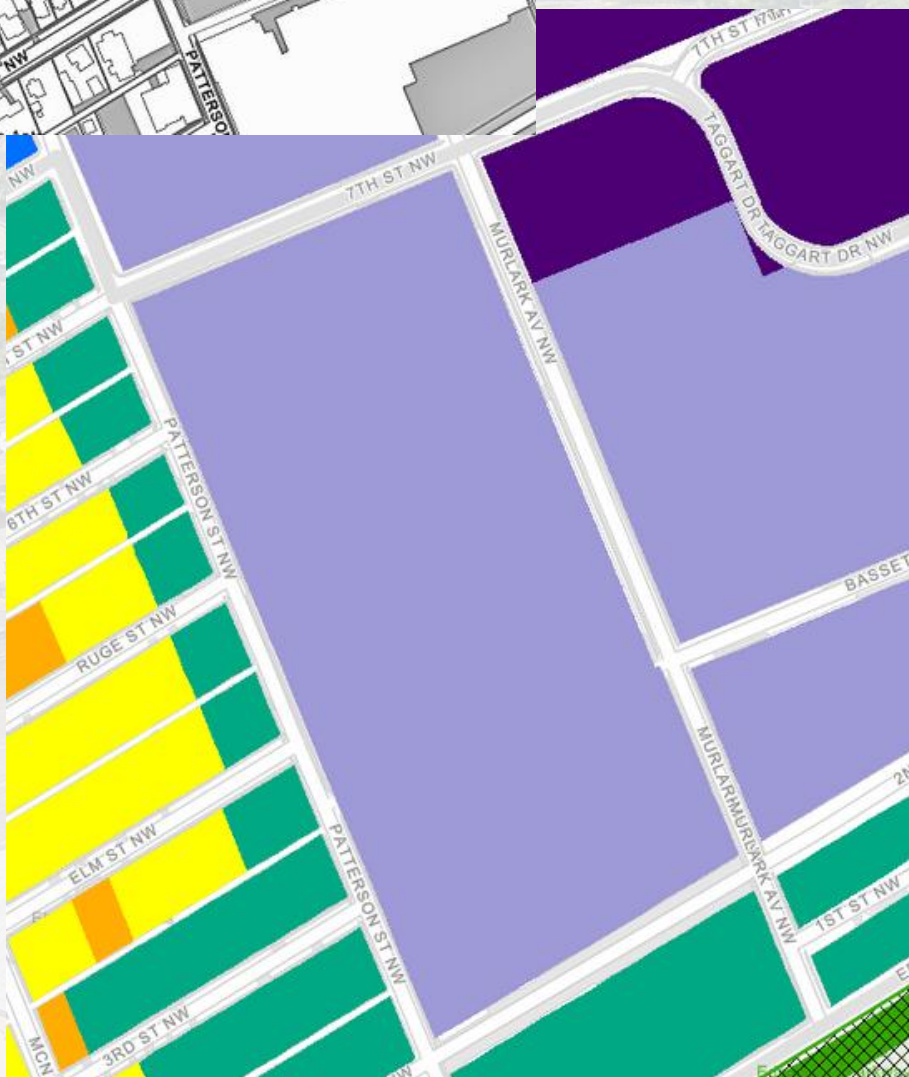


PHOTOS

BUILDING B



ZONING MAP



- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public/Private Cemetery
- PE - Public/Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District



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National Flood Hazard Layer FIRMette

123°3'36"W 44°56'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or DepthZone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mileZone X
		Future Conditions 1% Annual Chance Flood HazardZone X
		Area with Reduced Flood Risk due to Levee. See Notes.Zone X
OTHER AREAS		Area with Flood Risk due to LeveeZone D
		Area of Minimal Flood HazardZone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood
OTHER FEATURES		HazardZone D Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall Cross
MAP PANELS		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/14/2025 at 3:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PRICING

CREATIVE FINANCING AVAILABLE

BUILDING A & B
\$4,900,000

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



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