

MIXED USE INDUSTRIAL WAREHOUSES ± YARD



325 PATTERSON DR NW SALEM, OR 97304



TRADITION
REAL ESTATE PARTNERS

TABLE OF CONTENTS

1. PROPERTY DESCRIPTION

2. LOCATION

3. LOT BREAKDOWN

4. SITE MAP

5. PROPERTY HIGHLIGHTS

6. PHOTOS

7. ZONE MAP

8. FEMA MAP

9. PRICING

10. BROKERS



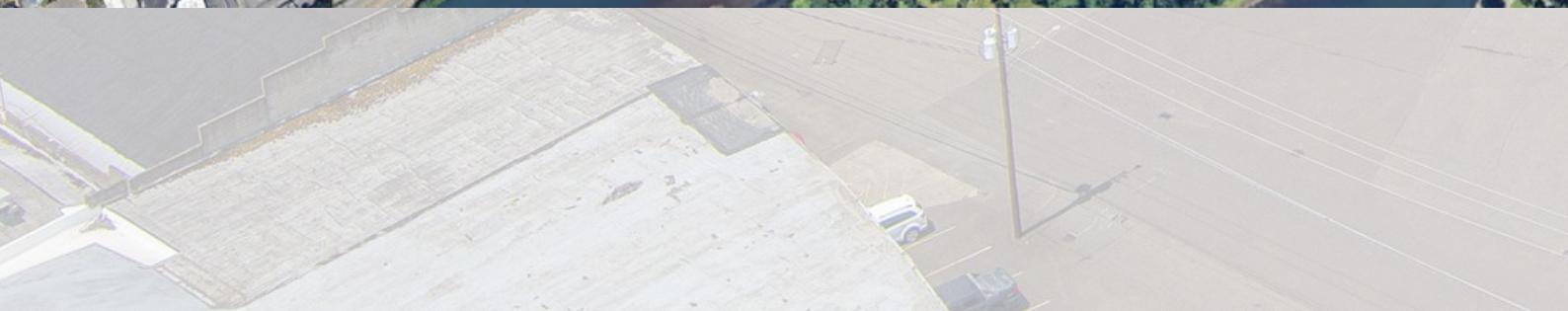
PROPERTY DESCRIPTION

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 (G) 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



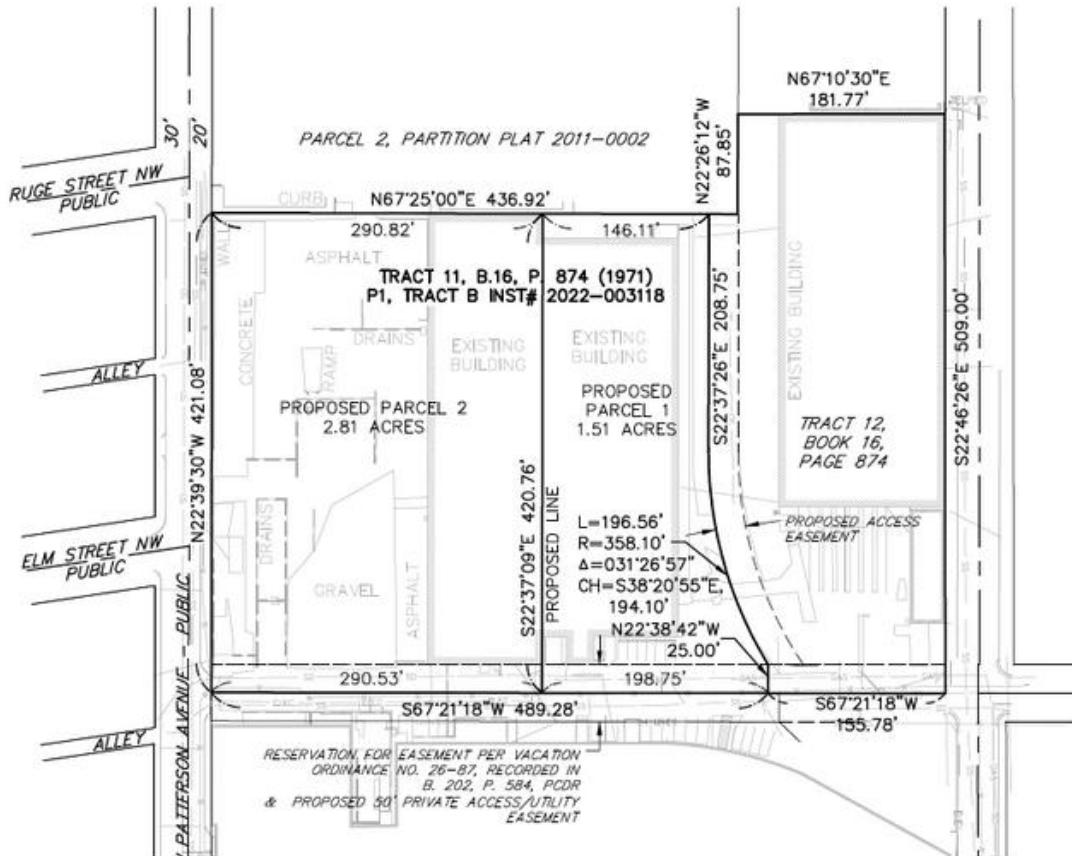
SITE MAP

EXHIBIT MAP

LOCATED IN THE S.E. 1/4 OF SECTION 21, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, POLK COUNTY, OREGON
DEC 03, 2025



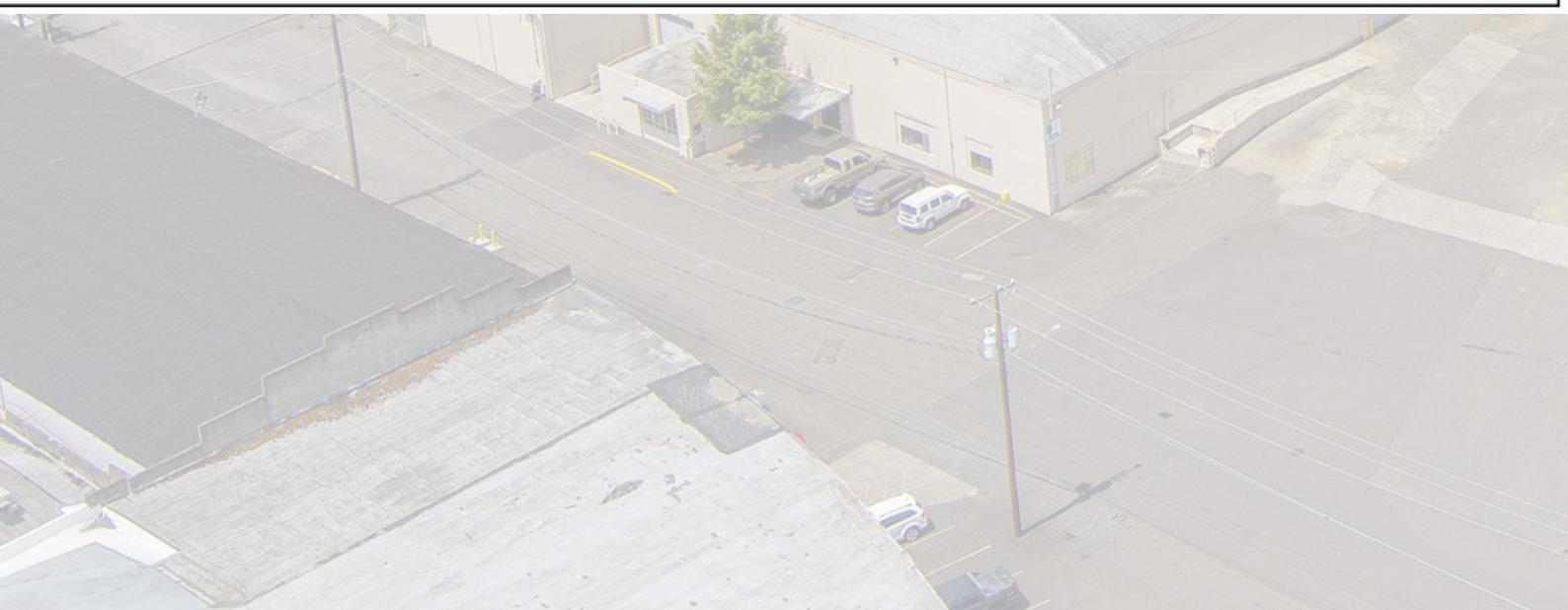
1" = 100'



REGISTERED
PROFESSIONAL
AND SURVEYOR

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

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS
EXPIRES: 6/30/2027



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



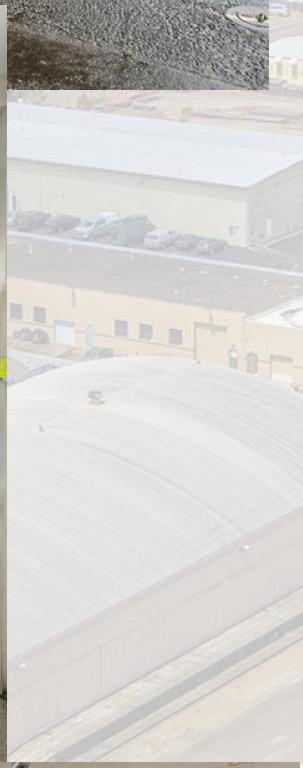
PHOTOS

BUILDING B

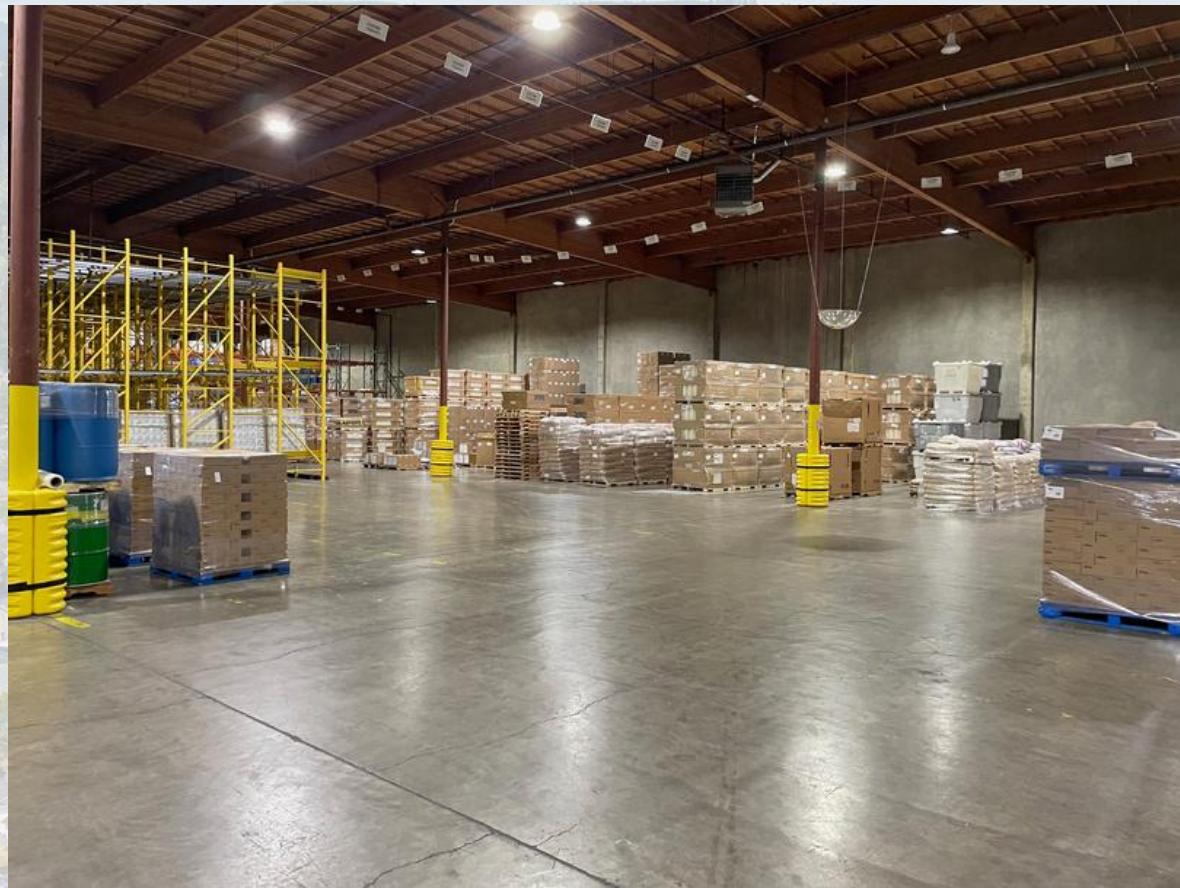


PHOTOS

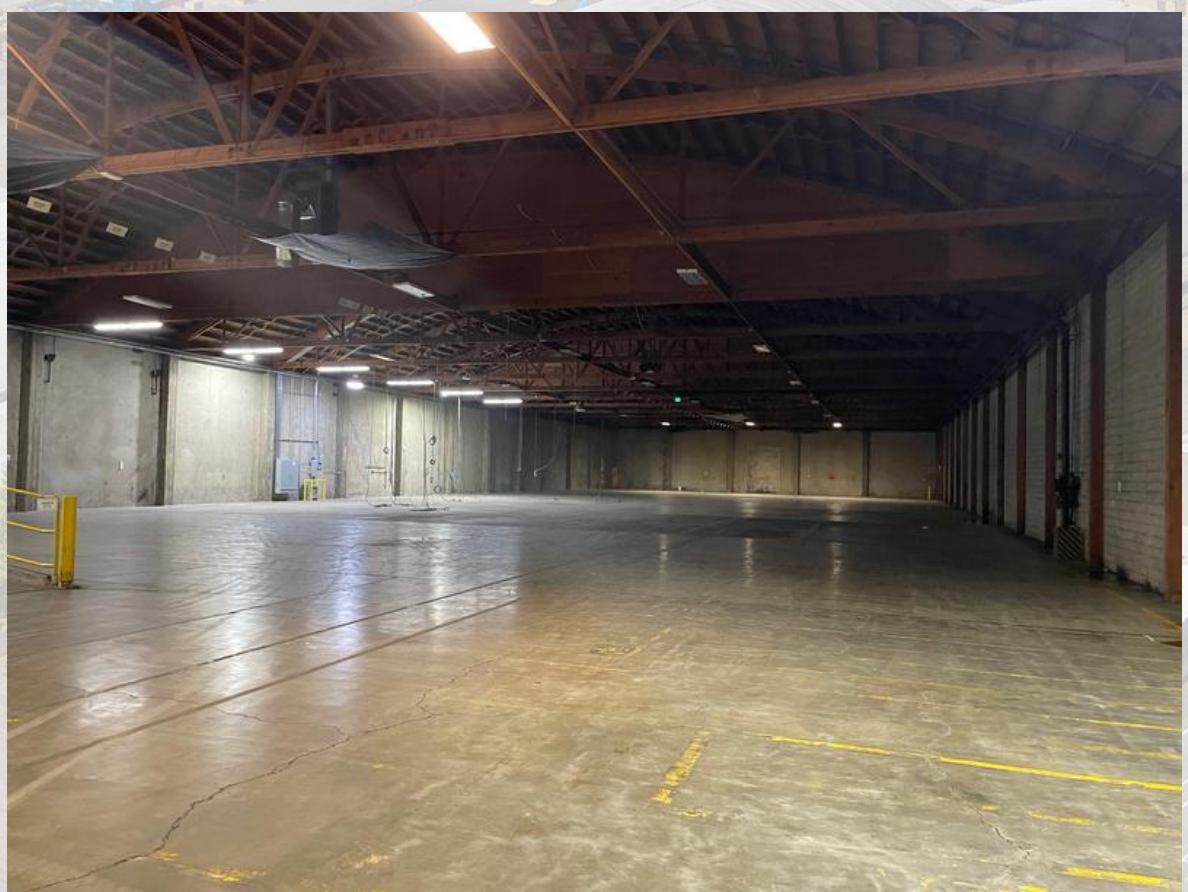
BUILDING B



PHOTOS

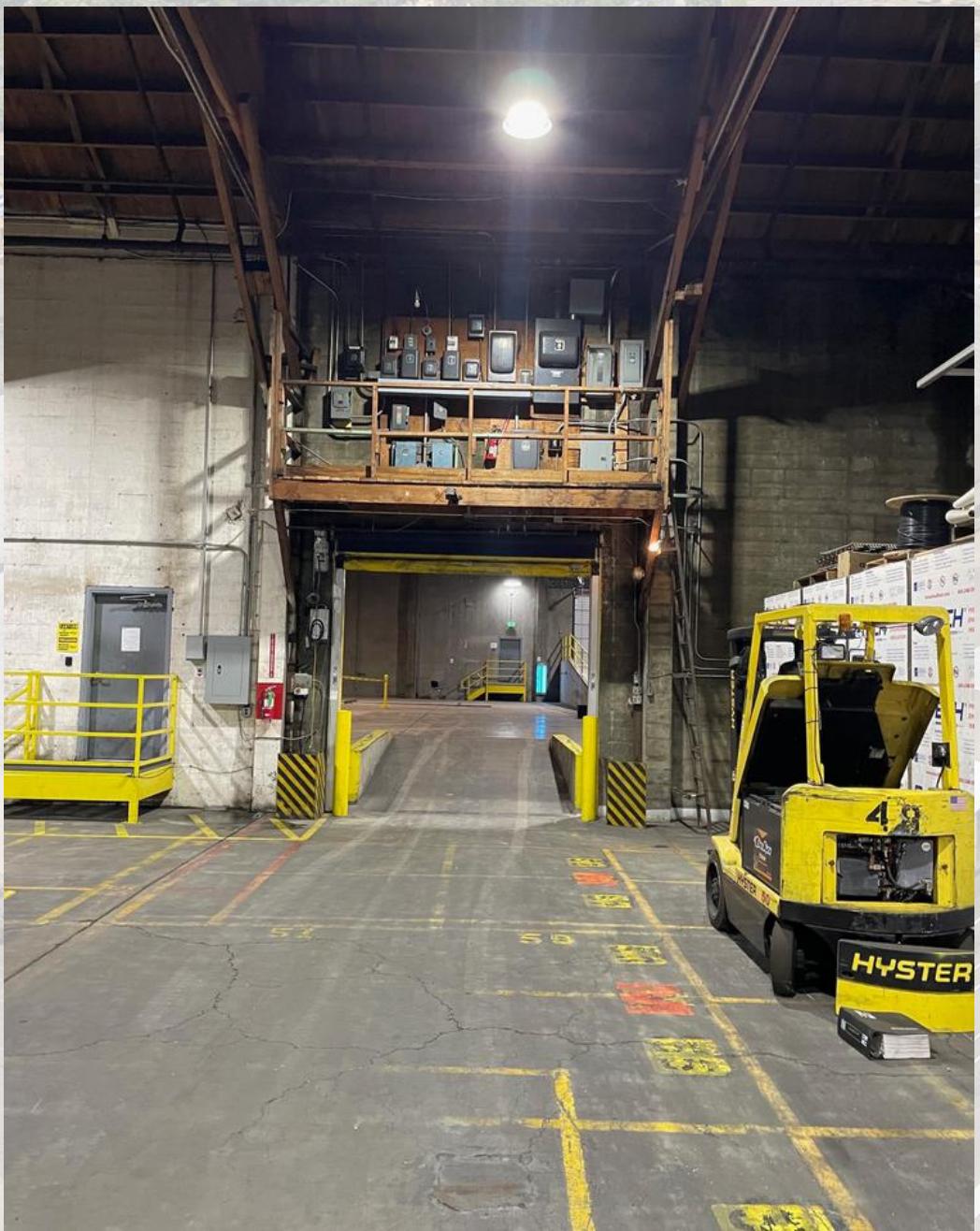
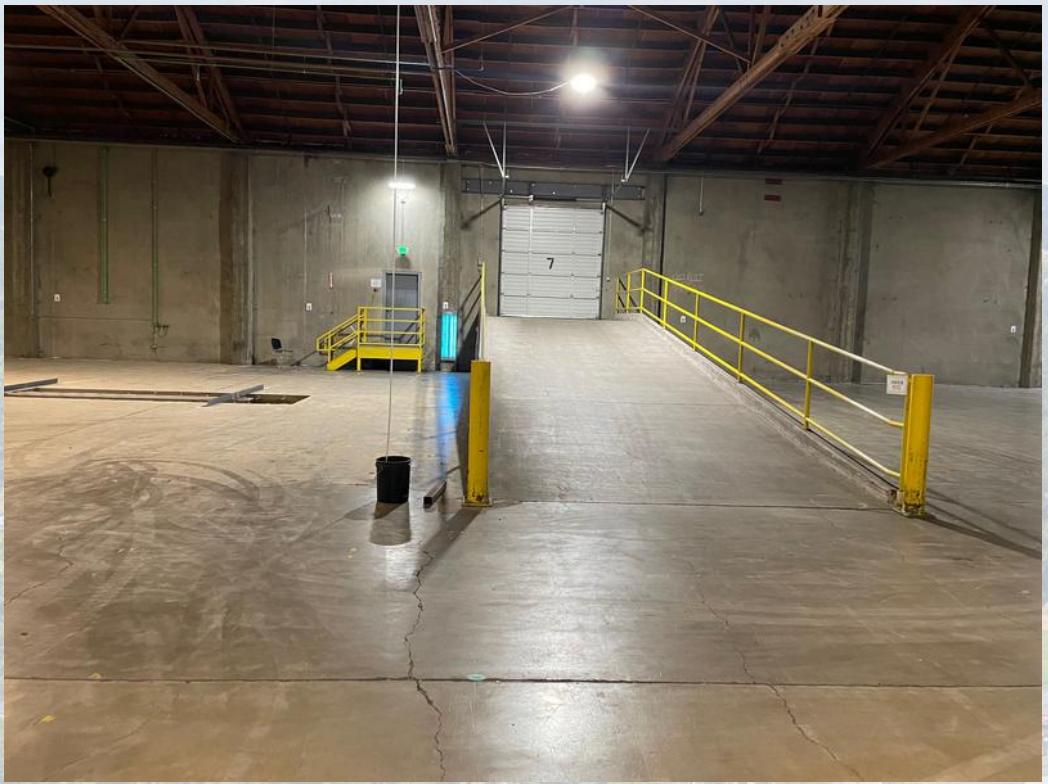


**BUILDING
B**

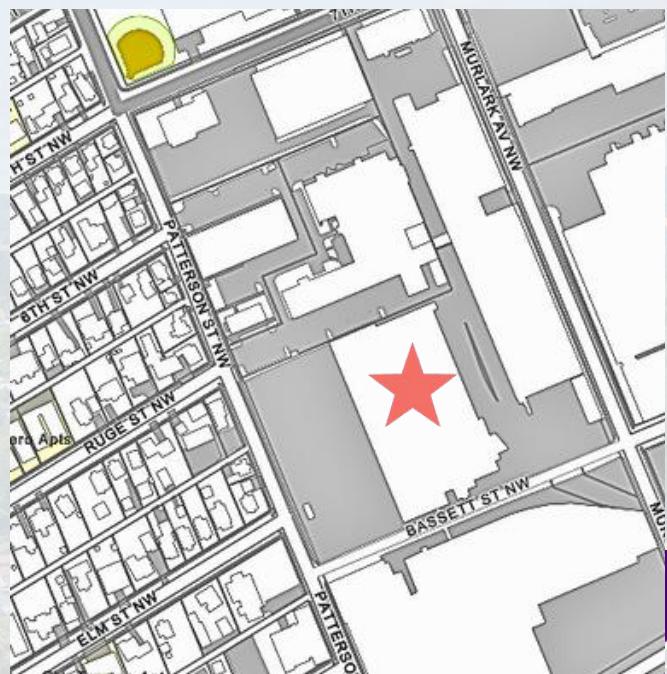


PHOTOS

BUILDING B



ZONING MAP



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National Flood Hazard Layer FIRMette

123°3'36"W 44°56'56"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	
	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
	Area with Flood Risk due to LeveeZone D
OTHER AREAS OF FLOOD HAZARD	
GENERAL STRUCTURES	
OTHER FEATURES	
MAP PANELS	

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.



PRESSENTED BY TRADITION REAL ESTATE PARTNERS



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