

LEASED INDUSTRIAL INVESTMENT

4735 TURNER RD SE
SALEM, OR

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4735 TURNER RD SE

PROPERTY INFORMATION

TOTAL BUILDING AREA	27,000 SF
TOTAL LAND AREA	4.91 AC
ZONING	IG - General Industrial
TENANT	Mahoney Environmental

BIOFUEL PRODUCTION PLANT

SHELL SF	12,000 SF
YEAR BUILT	2006
FUEL TRUCK YARD SIZE	1.64 AC

WAREHOUSE/SHOP HIGHLIGHTS

SHELL SF	15,000 SF
LOADING	5 grade-level doors
CLEAR HEIGHT	20' - 24' clear height
POWER	Heavy power
FEATURES	Multiple cranes on-site

LEASE TERM DETAILS

2025 NOI	\$276,657
LEASE TERMS	Initial 10 year term with lease expiration 5/31/28
RENEWAL	Two (2) five (5) year options to renew
IMPROVEMENTS	Over \$15 million invested in the site since 2006

\$4,995,000

SALE PRICE

AVAILABLE FOR SALE

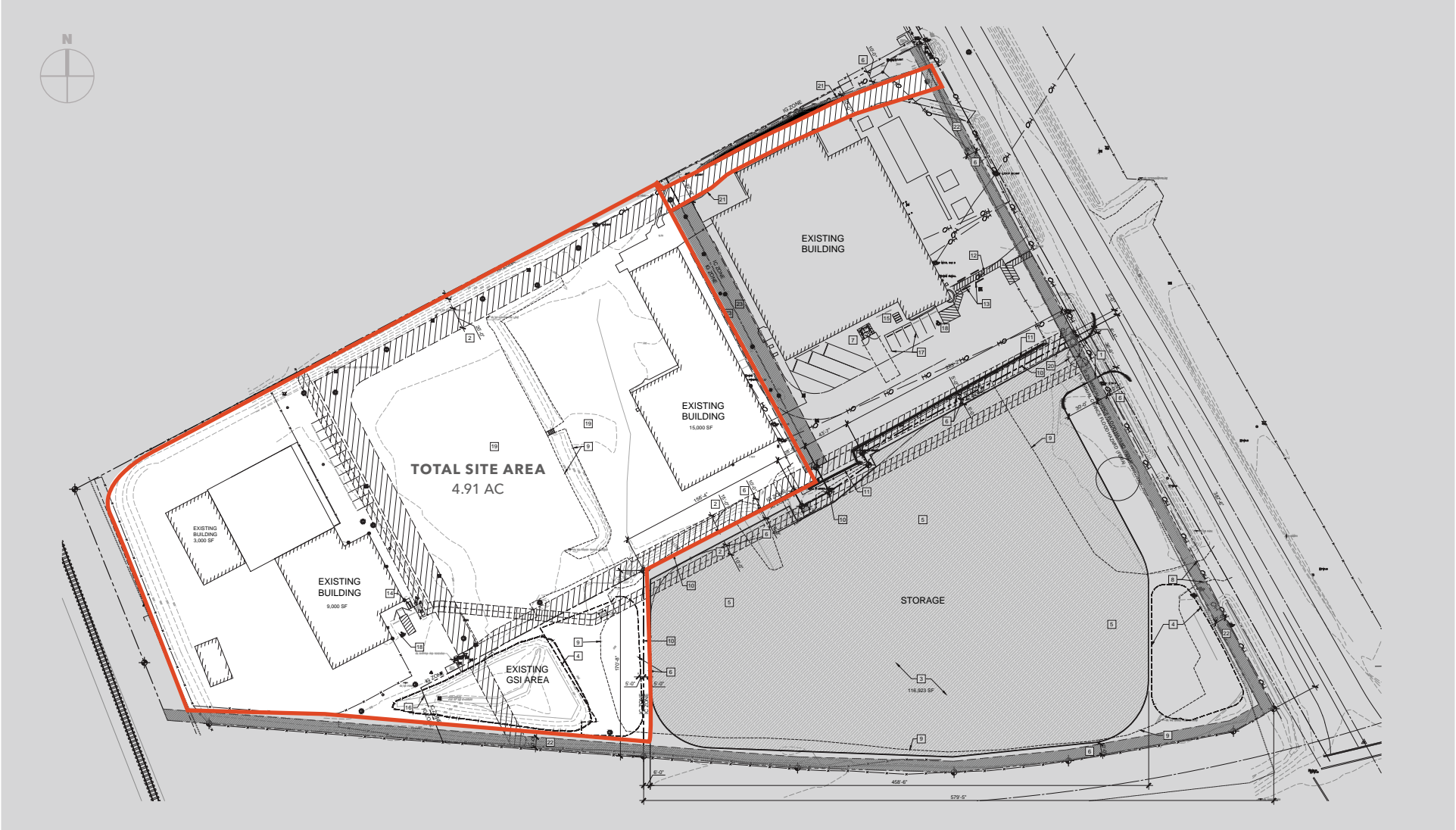


In 2006 Sequential Pacific Biodiesel invested \$15 million in construction of a state-of-the-art Biofuel Plant. The plant was the first commercial Biodiesel plant in the Pacific Northwest.

In 2024 Sequential merged with Mahoney Environmental and became a division of Neste. In addition to the Biofuel Plant, Mahoney Environmental also operates their fuel truck yard, maintenance warehouse, and shop at this location.

KIDDER MATHEWS

SITE PLAN



TENANT PROFILE



Since 1953, Mahoney Environmental® has helped foodservice companies turn used cooking oil and other waste products into useful products.

Mahoney Environmental is a licensed EPA recycler and a leader in used cooking oil collection and recycling. Mahoney Environmental recycles used cooking oil, grease trap material, and other waste products into materials that are sustainably transformed into products such as animal feed and alternative biofuels. The company engineers the most reliable equipment to make back-of-the-house food service operations more efficient and provide the highest level of service.

Mahoney Environmental also provides grease trap services to food service operators nationwide, servicing national and regional chains, as well as independent restaurants throughout the United States. Fresh oil programs in select markets are also available through Mahoney Environmental.





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*For more information on
this property, please contact*

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