



FOR LEASE



5755 - 5765 STATE ST

Warehouse / Storage Area with Fenced Yard

5,405 SF | \$4,000.00 per month

5755 - 5765 State St, Salem, OR

This versatile industrial property, located at 5755–5765 State Street, features 2,461 SF of office/retail space and approximately 2,944 SF of warehouse/storage area, along with an additional 504 SF of lean-to storage. The site offers excellent accessibility, with convenient access to Highway 22 and Interstate 5. A large, fenced yard area provides ample space for outdoor storage or secure operations, making this property ideal for a wide range of industrial, service, or flex users.

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PROPERTY SUMMARY

FOR LEASE



Offering Summary	
Address	5755 - 5765 State St, Salem, OR
Lease Rate	\$4,000.00 per month (NNN)
Available SF	5,405 SF
Lot Size	1.5 Acres

Property Summary

This versatile industrial property, located at 5755–5765 State Street, features 2,461 SF of office/retail space and approximately 2,944 SF of warehouse/storage area, along with an additional 504 SF of lean-to storage. The site offers excellent accessibility, with convenient access to Highway 22 and Interstate 5. A large, fenced yard area provides ample space for outdoor storage or secure operations, making this property ideal for a wide range of industrial, service, or flex users.

Location Description

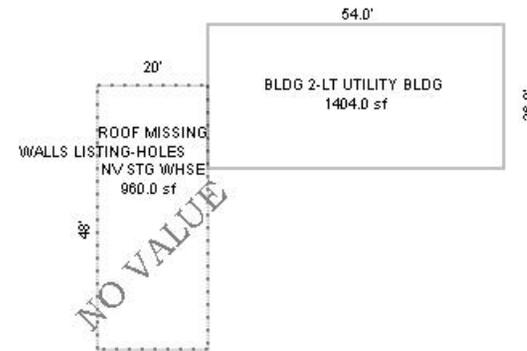
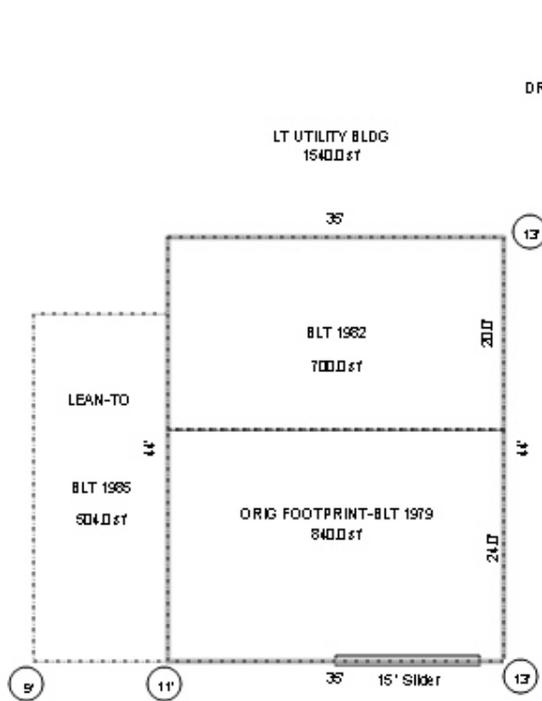
Situated in Central Salem just off Cordon Road, the property benefits from a central location and convenient access to major transportation routes, including Highway 22 and Interstate 5. This area is a practical choice for industrial users seeking a combination of warehouse, office, and yard space. A large, fenced yard further enhances functionality, providing secure outdoor storage or operational flexibility.





FLOOR PLAN

FLOOR PLAN



5765 STATE ST, SALEM



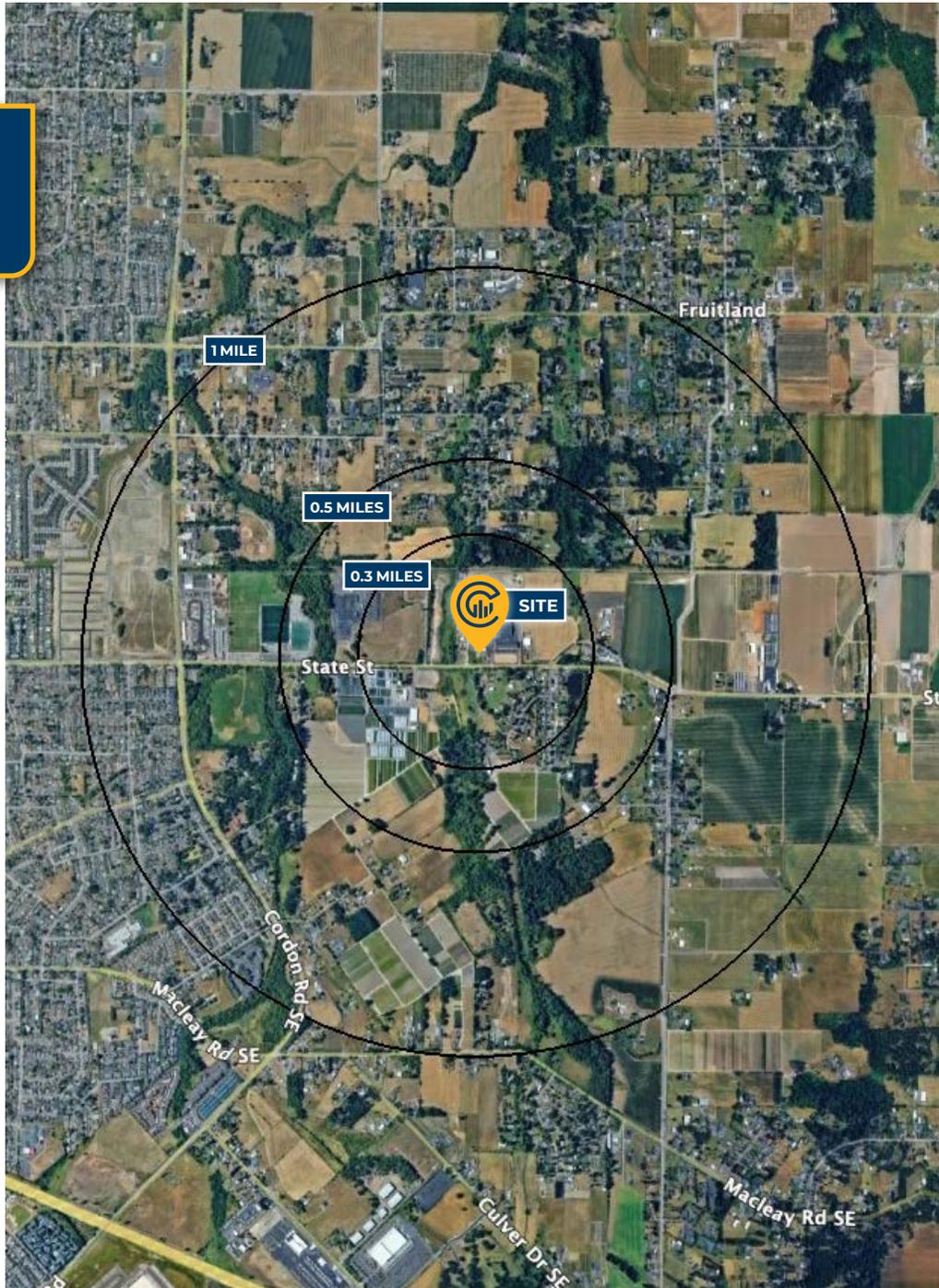
REGIONAL MAP



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DEMOGRAPHICS REPORT



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DEMOGRAPHICS REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	83	265	2,616
Average Age	43	44	40
Average Age (Male)	42	43	39
Average Age (Female)	44	45	41
Households & Income			
Total Households	29	93	878
# of Persons Per HH	2.9	2.8	3
Average HH Income	\$114,030	\$109,342	\$102,846
Average House Value	\$469,062	\$497,236	\$445,429

Demographics data derived from AlphaMap

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