

**OFFERING MEMORANDUM**

# Vitro Salem Industrial Building

4004 Fairview Industrial Drive, SE, Salem, Oregon 97302 • 136,277 SF

# Table of Contents

|   |           |
|---|-----------|
| <b>EXECUTIVE SUMMARY</b>                  | <b>5</b>  |
| <b>BUILDING &amp; SITE SPECIFICATIONS</b> | <b>9</b>  |
| <b>BUILDING FLOORPLAN</b>                 | <b>10</b> |
| <b>BUILDING CRANE MAP</b>                 | <b>11</b> |
| <b>AERIAL MAP</b>                         | <b>12</b> |
| <b>ASSESSOR'S PARCEL MAP</b>              | <b>13</b> |
| <b>DRIVING DISTANCE MAP</b>               | <b>14</b> |
| <b>LOCAL PROFILE</b>                      | <b>15</b> |
| <b>ZONING USE TABLE</b>                   | <b>19</b> |

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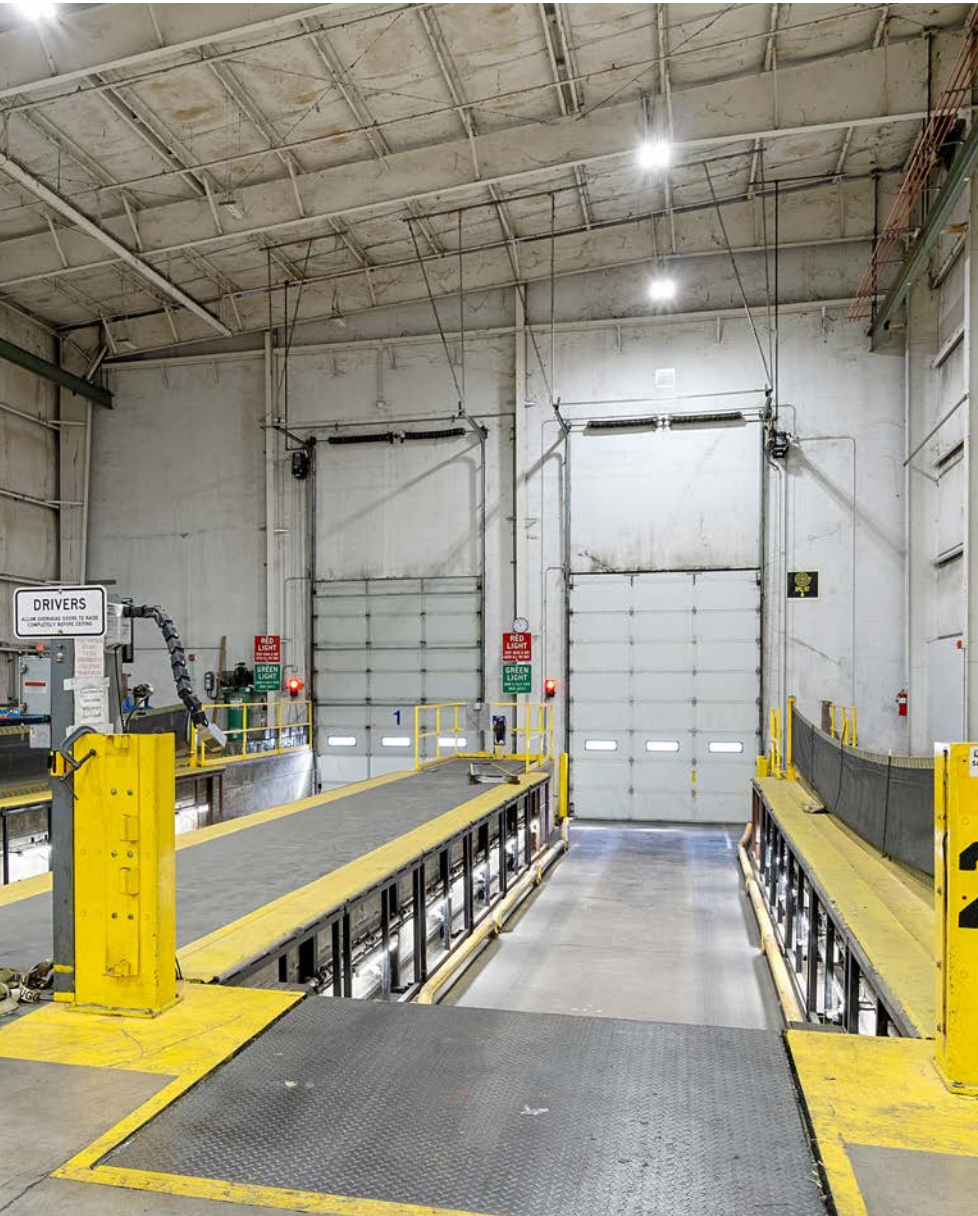
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VITRO SALEM INDUSTRIAL BUILDING



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Elliott in compliance with all applicable fair housing and equal opportunity laws.

# Executive Summary

## 4004 FAIRVIEW INDUSTRIAL DRIVE, SE, SALEM, OREGON 97302

The industrial team of NAI Elliott, NAI Puget Sound Properties and NAI Mertz are pleased to offer the outstanding opportunity to acquire the industrial manufacturing site and building located at 4004 Fairview Industrial Drive, SE in Salem, Oregon. This asset consists of one 136,277 square foot building on approximately 15.6 acres with very easy access to Interstate 5. The concrete-tilt and metal building was constructed in 1997 and expanded in the mid-2000's. It features very heavy power, 34'-30' clear height, multiple 5-ton overhead cranes, multiple drive in dock bays and grade doors, and 5,600 square feet of office areas.

This is a highly sought after area for manufacturing and logistics users seeking to benefit from the interstate highway access to Seattle and Portland to the north as well as Medford, Sacramento and San Francisco to the south. The property represents a rare opportunity to acquire an industrial asset of this size in this proven industrial area.



## PRICE

Contact brokers  
for pricing

## SQUARE FOOTAGE

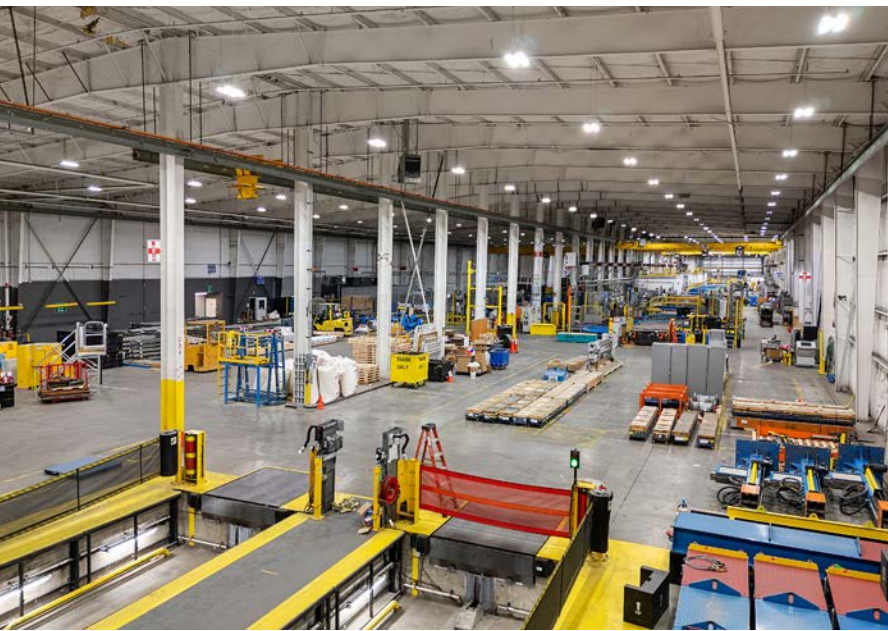
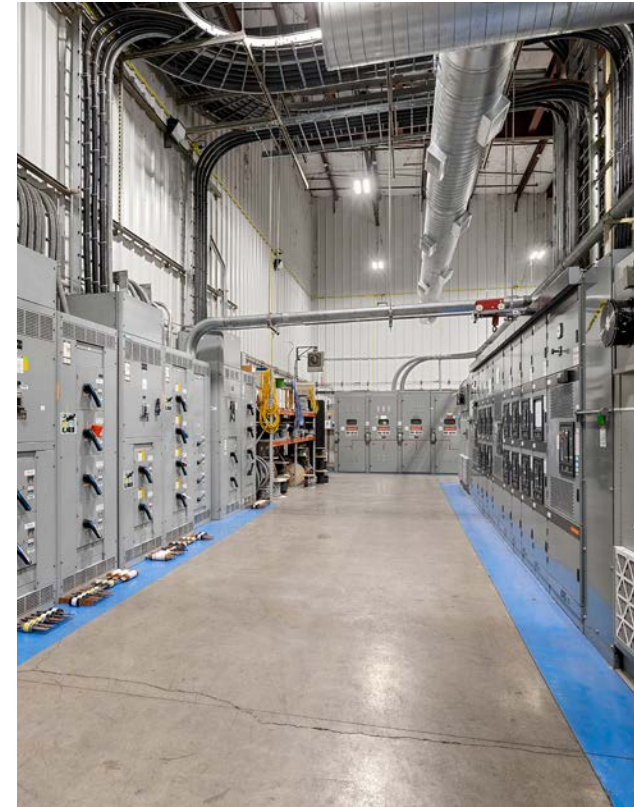
136,277 SF

## POWER

(2) 2500kva 480v  
transformers



VITRO SALEM INDUSTRIAL BUILDING





VITRO SALEM INDUSTRIAL BUILDING

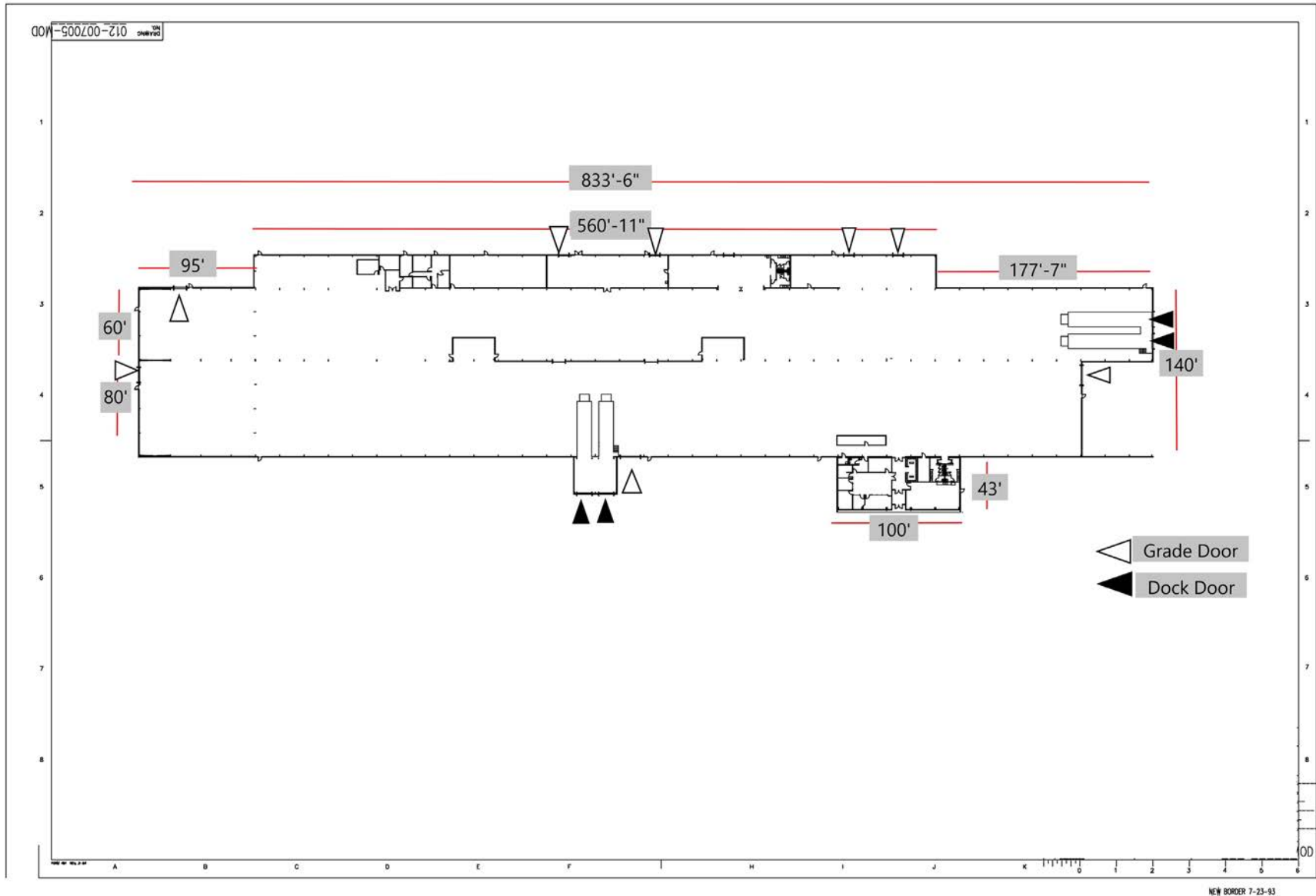


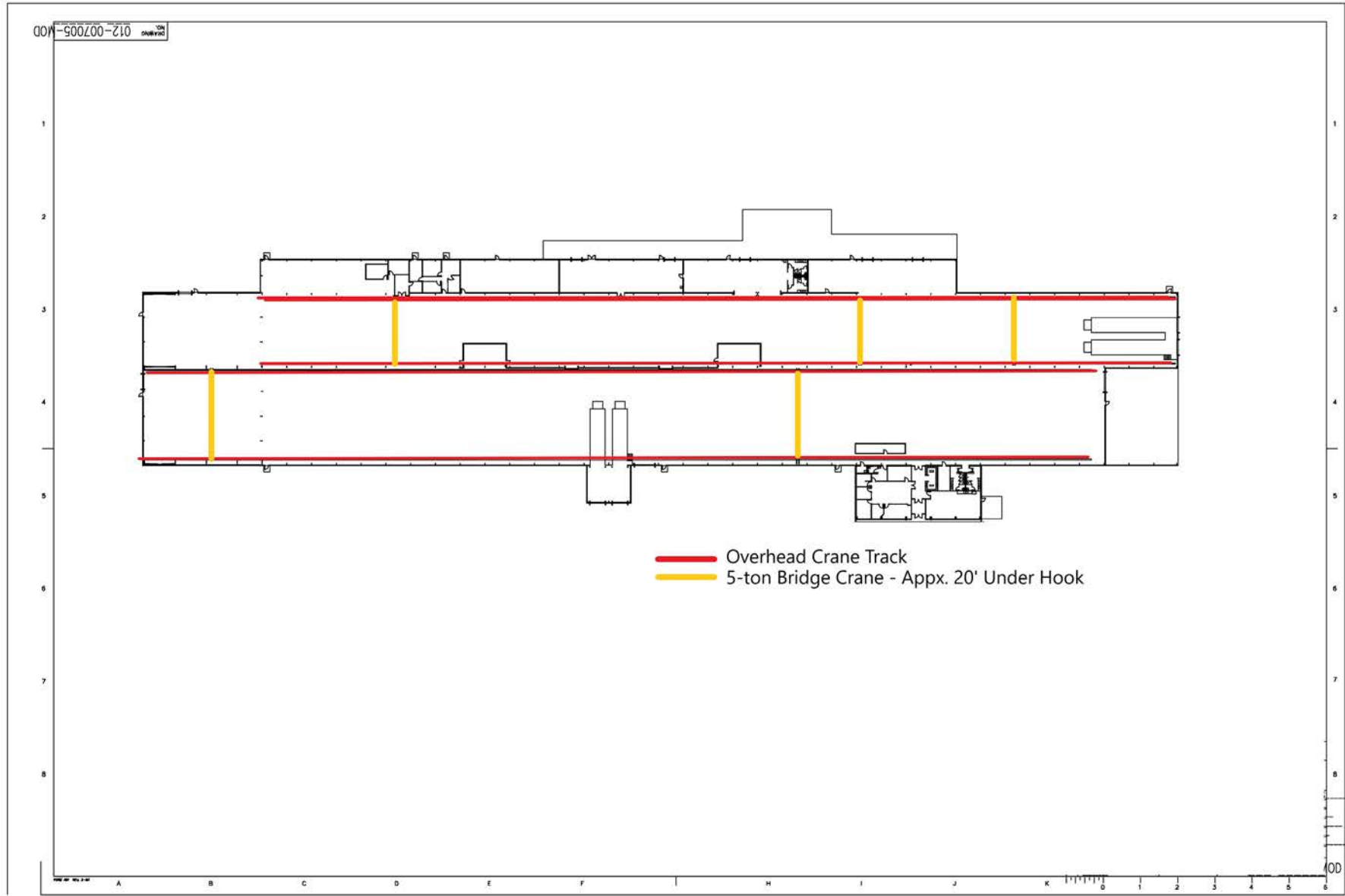
## SITE SPECIFICATIONS

|                      |  |
|----------------------|--|
| Address              | 4004 Fairview Industrial Drive, SE<br>Salem, OR 97302  |
| Year Built           | 1997   |
| Total Building Shell | 136,277 SF   |
| Office Areas         | 5,600 SF   |
| Site Acreage         | ±15.59 acres / 679,100 SF  |
| Parking              | 49 car and 8 trailer spots on asphalt<br>4 trailer spots on compacted gravel   |
| Zoning               | IBC – Industrial Business Campus<br><br>The zone allows a mixture of light industrial, employment and office uses with some small-scale commercial uses. |

## BUILDING DETAILS

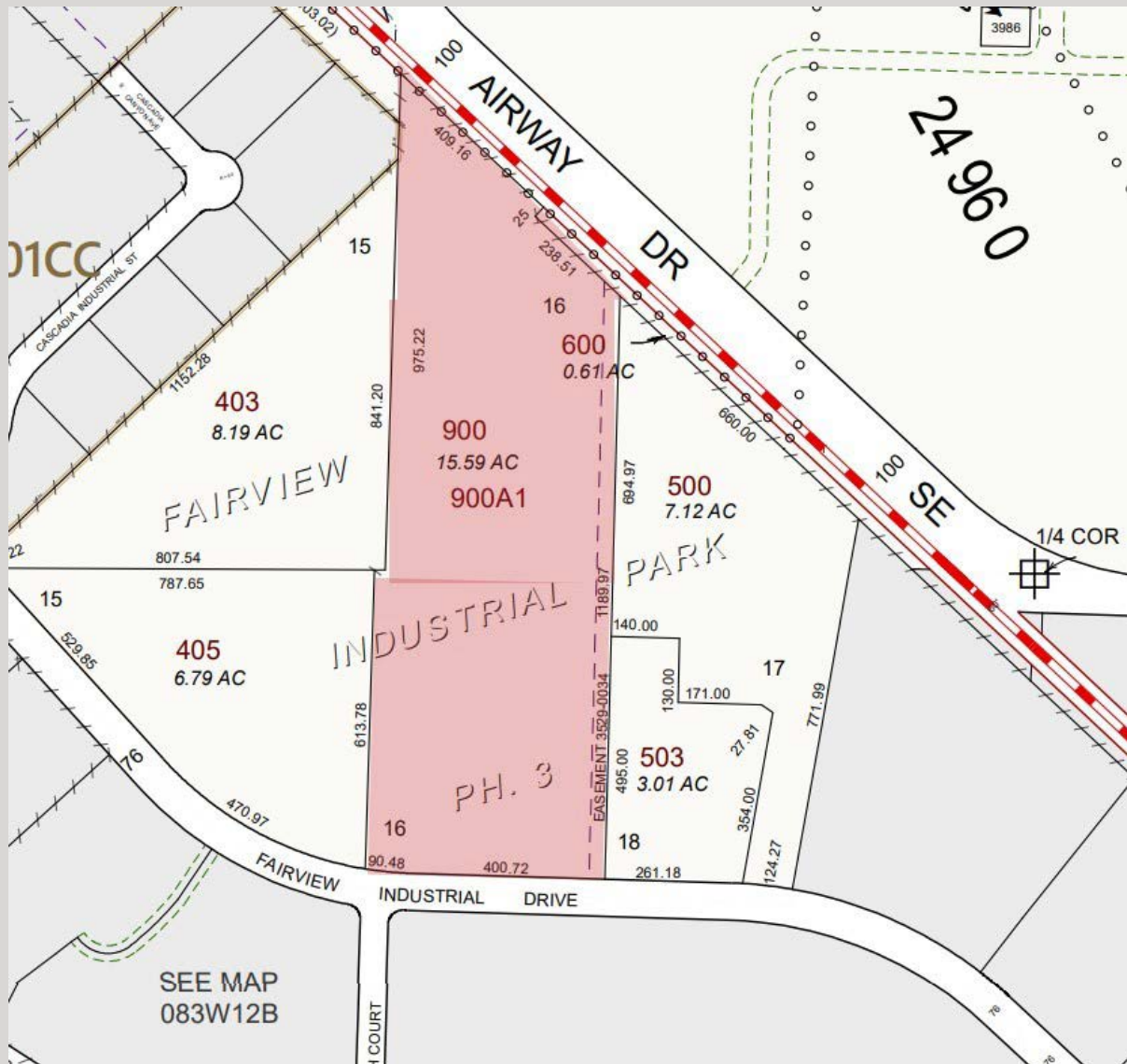
|                |   |
|----------------|---|
| Ceiling Height | 34' at the peak, 30' at the building eaves  |
| Loading        | 4 Dock-high / 8 Grade Doors<br>South Side: 2 Drive-in dock-hi bays & oversize grade door<br>West Side: 2 Drive-in dock-hi bays & oversize grade door<br>South Side: Grade Door<br>North Side: Grade Door<br>East Side: 6 Grade doors  |
| Power          | 12.5 kv service line to a set of 12.5 kv switch gear to two(2) 2500kva 12.kv/480v delta /wye transformers. Each transformer has its own 480v bus with 1600A/2000A frame breakers. The individual busses can be connected by a tie breaker to allow a single transformer to feed both. |
| Cranes         | 2 crane envelopes served by 5-ton bridge cranes. The west envelope is 65' x 740' and the east envelope is 65' x 740'. Approximately 20' under hook.   |
| Sprinklers     | Wet System  |
| Water          | 4" Service  |
| Construction   | Concrete tilt & metal   |
| Roof           | Metal   |





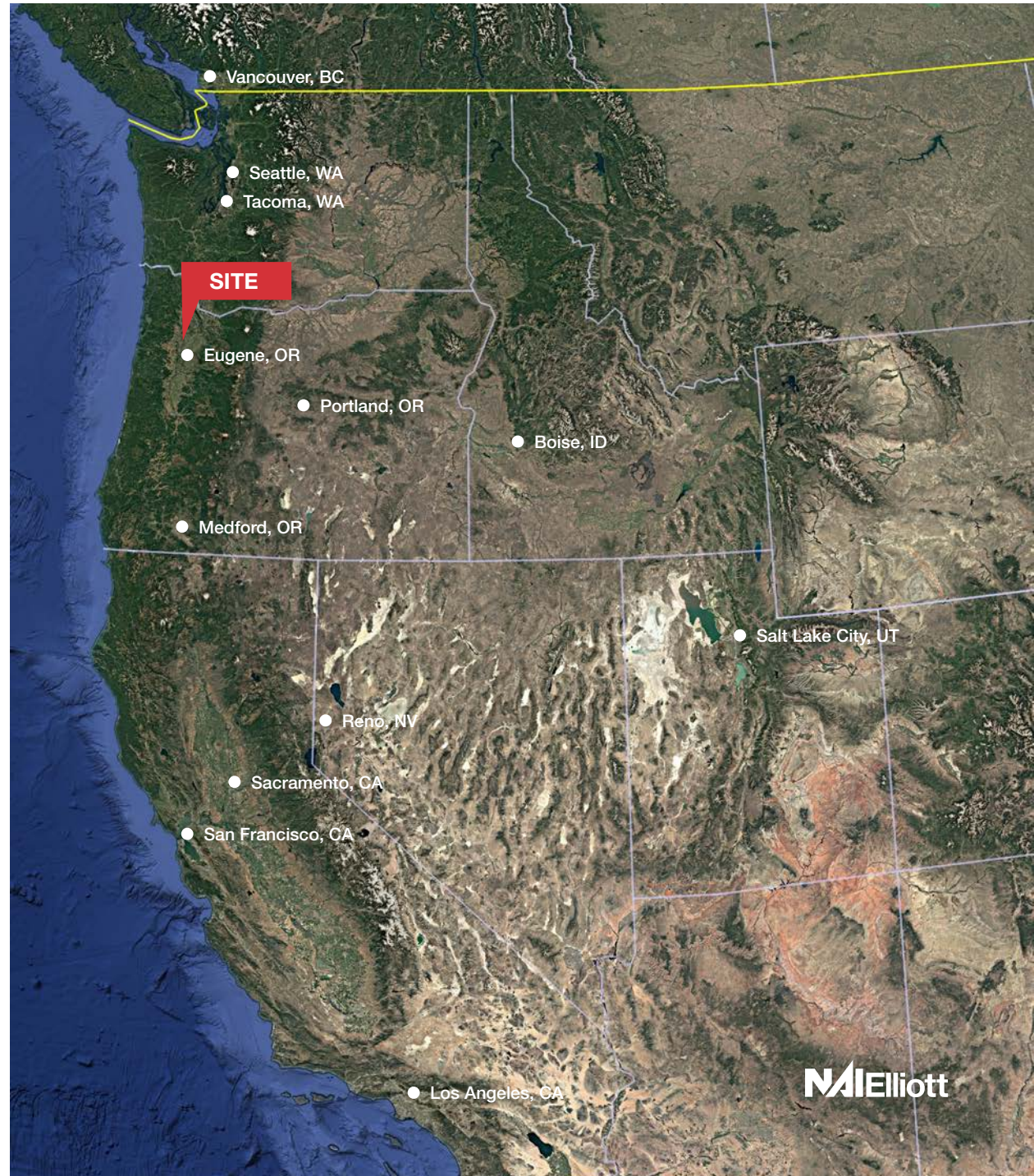


VITRO SALEM INDUSTRIAL BUILDING



4004 Fairview Industrial Drive, SE, Salem, OR

|                    |           |
|--------------------|-----------|
| Portland, OR       | 52 miles  |
| Eugene, OR         | 63 miles  |
| Tacoma, WA         | 195 miles |
| Seattle, WA        | 225 miles |
| Medford, OR        | 225 miles |
| Vancouver, BC      | 370 miles |
| Boise, ID          | 480 miles |
| Reno, NV           | 485 miles |
| Sacramento, CA     | 535 miles |
| San Francisco, CA  | 587 miles |
| Salt Lake City, UT | 820 miles |
| Los Angeles, CA    | 915 miles |





## Local Profile

Salem, Oregon, offers an ideal location for industrial users, strategically positioned in the Willamette Valley along Interstate 5, providing direct access to major West Coast markets. As Oregon's capital and second-largest city, Salem boasts a growing economy with key industries in manufacturing, distribution, agriculture, and technology. The area benefits from an ample labor force, supported by local educational institutions, making it attractive for industrial operations.

With competitive lease rates and land costs, Salem's industrial market offers a cost-effective alternative to Portland, driving demand for warehousing, manufacturing, and logistics space. The city's proximity to major transportation hubs—including the Port of Portland and McNary Field—further enhances its appeal, making it a prime location for businesses seeking logistical advantages. Salem also offers a high quality of life and a business-friendly environment, with incentives available for industrial development projects.

With its strategic location, robust infrastructure, affordable industrial market, and access to a skilled workforce, Salem, Oregon, presents an excellent opportunity for industrial users looking to establish or expand their presence in the Pacific Northwest.

### Businesses and Jobs

Salem has a total of 8,345 businesses. In 2023, the leading industries in Salem were Public Administration, Health Care and Social Services, Retail, and Construction.

What are the top industries by jobs?



How many employees do businesses in Salem have?

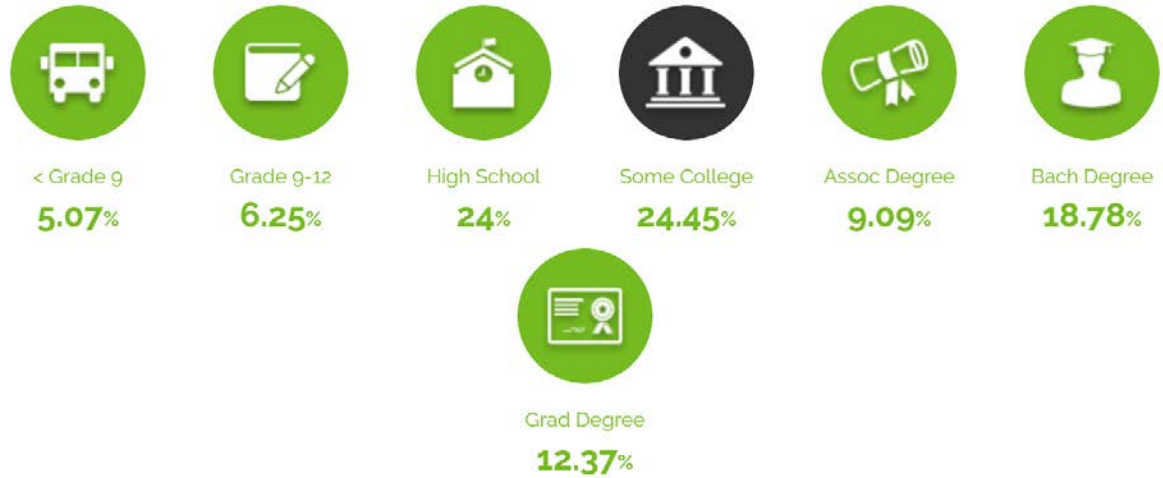


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### Educational Attainment

40.24% of the population in Salem have an associate's degree or higher. 64.69% have completed some college or higher.



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**Labor Force**

Salem has a labor force of 84,894 people, with an unemployment rate of 4.9%.

84,894

Labor Force

4.9%

Unemployment Rate

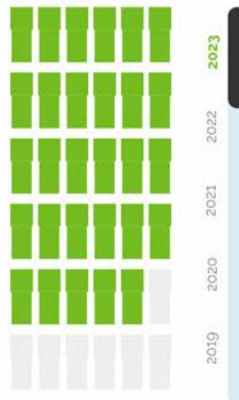
**Talent**

What are the largest job counts by occupation?



Total Employees

97,803



The work distribution of total employees in Salem is:



29%

Blue Collar



70%

White Collar

Total Establishments

8,345



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**Sec. 552.001. Purpose.**

The purpose of the Industrial Business Campus (IBC) Zone is to implement the industrial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IBC zone allows a mixture of light industrial, employment, and office uses, together with some small-scale commercial uses. The development standards within the zone require well-landscaped, attractive, and cohesive developments.

(Prior Code, § 552.001; Ord. No. 31-13)

**Sec. 552.005. Uses.**

(a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IBC zone are set forth in Table 552-1.

| TABLE 552-1. USES                  |        |   |
|------------------------------------|--------|---|
| Use                                | Status | Limitations & Qualifications  |
| <b>Household Living</b>            |        |   |
| Single family                      | N      |   |
| Two family                         | N      |   |
| Three family                       | N      |   |
| Four family                        | N      |   |
| Multiple family                    | N      |   |
| <b>Group Living</b>                |        |   |
| Room and board                     | N      |   |
| Residential care                   | N      |   |
| Nursing care                       | N      |   |
| <b>Lodging</b>                     |        |   |
| Short-term commercial lodging      | P      | Short-term commercial lodging, subject to SRC 552.005(b).   |
| Long-term commercial lodging       | N      |   |
| Nonprofit shelters                 | N      |   |
| <b>Retail Sales and Service</b>    |        |   |
| Eating and drinking establishments | P      | Eating and drinking establishments are permitted, unless noted below, subject to SRC 552.005(b).  |
|                                    | N      | Drive-in or drive-through facilities.   |
| Retail sales                       | P      | The following retail sales activities, subject to SRC 552.005(b):<br><ul style="list-style-type: none"> <li>■ Photocopying and blueprinting.</li> <li>■ Office supplies.</li> </ul> |
|                                    | N      | All other retail sales.   |

(Supp. No. 21)

|   |   |  |
|---|---|--|
| Personal services   | N |  |
| Postal services and retail financial services                               | P | Postal services and retail financial services are permitted, subject to SRC 552.005(b).      |
| <b>Business and Professional Services</b>                                   |   |  |
| Office  | P |  |
| Audio/visual media production   | P | Audio/visual media production, provided it is conducted within an enclosed building.         |
| Laboratory research and testing   | P | Laboratory research and testing, provided it is conducted within an enclosed building.       |
| <b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b> |   |  |
| Motor vehicle and manufactured dwelling and trailer sales                   | N |  |
| Motor vehicle services  | P | Gasoline service stations, subject to SRC 552.005(b).  |
|   | N | All other motor vehicle services.  |
| Commercial parking  | N |  |
| Park-and-ride facilities  | P | Park-and-ride facilities, when converted from portions of existing off-street parking areas. |
|   | N | All other park-and-ride facilities.  |
| Taxicabs and car services   | N |  |
| Heavy vehicle and trailer sales   | P | Heavy equipment rental and leasing, subject to SRC 552.005(b).                               |
|   | N | All other heavy vehicle and trailer sales.   |
| Heavy vehicle and trailer service and storage                               | N |  |
| <b>Recreation, Entertainment, and Cultural Services and Facilities</b>      |   |  |
| Commercial entertainment—indoor   | P | Health clubs, gyms, and membership sports and recreation clubs, subject to SRC 552.005(b).   |
|   | N | All other commercial entertainment—indoor.   |
| Commercial entertainment—outdoor  | N |  |
| Major event entertainment   | N |  |
| Recreational and cultural community services                                | N |  |
| Parks and open space  | P |  |
| Nonprofit membership assembly   | N |  |
| Religious assembly  | N |  |

(Supp. No. 21)

| <b>Health Services</b>  |               |   |
|---|---------------|---|
| Medical centers/hospitals   | N             |   |
| Outpatient medical services and laboratories                                  | P             | Outpatient medical services and laboratories, subject to SRC 552.005(b).                |
| <b>Educational Services</b>   |               |   |
| Day care  | P             | Child day care services, subject to SRC 552.005(b).                                     |
|   | N             | All other day care.   |
| Basic education   | N             |   |
| Post-secondary and adult education  | P             | Post-secondary and adult education, subject to SRC 552.005(b).                          |
| <b>Civic Services</b>   |               |   |
| Governmental services   | P             |   |
| Social services   | N             |   |
| Governmental maintenance services and construction                            | N             |   |
| <b>Public Safety</b>  |               |   |
| Emergency services  | P             | Emergency services, subject to SRC 552.005(b).  |
| Detention facilities  | N             |   |
| <b>Use</b>  | <b>Status</b> | <b>Limitations &amp; Qualifications</b>   |
| Military installations  | N             |   |
| <b>Funeral and Related Services</b>   |               |   |
| Cemeteries  | N             |   |
| Funeral and cremation services  | N             |   |
| <b>Construction Contracting, Repair, Maintenance, and Industrial Services</b> |               |   |
| General repair services   | P             | General repair services, subject to SRC 522.005(b).                                     |
| Building and grounds services and construction contracting                    | P             | Buildings and grounds services and construction contracting, subject to SRC 552.005(b). |
| Cleaning plants   | N             |   |
| Industrial services   | P             | Industrial services, subject to SRC 552.005(b).   |
| <b>Wholesale Sales, Storage, and Distribution</b>                             |               |   |
| General wholesaling   | P             | General wholesaling, provided it is conducted within an enclosed building.              |
| Heavy wholesaling   | P             | Heavy wholesaling, provided it is conducted within an enclosed building.                |
| Warehousing and distribution  | P             | Warehousing and distribution, provided it is conducted within an enclosed building.     |

(Supp. No. 21)

|   |         |   |
|---|---------|---|
| Self-service storage                          | P       | Self-service storage, provided it is conducted within an enclosed building.   |
| <b>Manufacturing</b>                          |         |   |
| General manufacturing                         | P       | General manufacturing, provided it is conducted within an enclosed building. Retail sales of products manufactured on the site are permitted. |
| Heavy manufacturing                           | N       |   |
| Printing                                      | P       | Printing, provided it is conducted within an enclosed building. Retail sales of products produced on the site are permitted.                  |
| <b>Transportation Facilities</b>              |         |   |
| Aviation facilities                           | C       | Helicopter landing areas, with or without passenger and freight terminal facilities.  |
|   | N       | All other aviation facilities.  |
| Passenger ground transportation facilities    | P       | Transit stop shelters.  |
|   | N       | All other passenger ground transportation facilities.   |
| Marine facilities                             | N       |   |
| <b>Utilities</b>                              |         |   |
| Basic utilities                               | P       |   |
| Wireless communication facilities             | Allowed | Wireless communication facilities are allowed, subject to SRC chapter 703.  |
| Drinking water treatment facilities           | C       |   |
| Power generation facilities                   | C       |   |
| Data center facilities                        | P       | Data center facilities, provided they are conducted within an enclosed building.  |
| Fuel dealers                                  | P       | Fuel dealers, subject to SRC 552.005(b).  |
| Waste-related facilities                      | N       |   |
| <b>Mining and Natural Resource Extraction</b> |         |   |
| Petroleum and natural gas production          | N       |   |
| Surface mining                                | N       |   |
| <b>Farming, Forestry, and Animal Services</b> |         |   |
| Agriculture                                   | N       | Marijuana production.   |
|   | P       | All other agriculture.  |
| Forestry                                      | N       |   |
| Agriculture and forestry services             | N       |   |

|  |   |   |
|--|---|---|
| Keeping of livestock and other animals | N |   |
| Animal services                        | N |   |
| <b>Other Uses</b>                      |   |   |
| Temporary uses                         | P | The following temporary uses:<br><ul style="list-style-type: none"> <li>■ Construction modular, subject to SRC 701.016.</li> <li>■ Emergency shelter, subject to SRC 701.025.</li> <li>■ Managed temporary village, subject to SRC 701.030.</li> <li>■ Safe parking shelter, subject to SRC 701.041.</li> </ul> |
| Home occupations                       | N |   |

(b) Limitations on uses. Where a use is allowed subject to the provisions of this subsection, the use shall conform to the following additional limitations:

- (1) The use shall be limited to no more than 10,000 square feet of total floor area per development site; provided, however:
  - (A) Short-term commercial lodging may accommodate up to 100 guest rooms per development site, regardless of total floor area.
  - (B) Health clubs, gyms, and membership sports and recreation clubs may occupy up to 50,000 square feet of total floor area per development site.

(Prior Code, § 552.005; Ord. No. 31-13; Ord. No. 22-15, § 23, 11-23-2015; Ord. No. 1-20, § 2(Exh. B), 2-24-2020; Ord. No. 13-21, § 1(Exh. A), 2-14-2022; Ord. No. 22-22, § 1(Exh. A), 11-28-2022; Ord. No. 7-23, § 1(Exh. A), 11-27-2023)

# VITRO INDUSTRIAL BUILDING

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**NAI Elliott**