



Gall Real Estate
Services, LLC

www.GallRE.com

362 Main St., Suite 1
PO Box 1071
Dallas, OR 97338

\$5,250,000
Zoned: IP
52,540 SF
4.91 Acres
Year Built:
1976
Cap Rate:
7.45%

*For additional information
on this property please contact:*

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3220 Pringle Rd. SE
Salem, OR 97302

For Sale



PROPERTY HIGHLIGHTS

- Flexible industrial property
- Building A is 49,340 SF
- Building B is a stand alone 3,200 SF building split into units
- Building C is a 10,000 SF covered storage area leased to a single Tenant on a Modified Gross Lease, is not included in the building square footage
- Excess ground for flexibility, and the possible potential for another building
- Building A is sprinkled, parcels are fenced
- Permitted Uses include warehouse, manufacturing, general wholesaling and repair, etc.
- Check with City regarding sports or entertainment uses⁹

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate.

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Entrance



Building A



Building B



Building A and Building C



Building A and Building C



Building C

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Aerial Map



Zoning Map

Projected Income and Expense

Income:	\$439,112
5% Vacancy Factor:	\$ 21,956
Adjusted Gross Income:	\$417,156

Expenses:	
Real Property Tax Reserve:	\$ 2,800
Hazard/Insurance Reserve:	\$ 2,700
Maintenance Reserves-5%:	\$ 20,886
Net Before Management:	\$390,770

Capitalization Rate: 7.45%

1. Vacant spaces are being offered at \$0.68/SF/NNN. Building B is being offered at \$0.62/SF.
2. Projected income is based on the Leased space income plus \$0.62/SF for the vacant spaces.

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Rent Roll

Space	Tenant Name	Square Footage	Commencement Date	Lease Expiration	Lease Type	Monthly Base Rent	Rent/SF	Renewal Options
Suite 100	Vacant	9,004			NNN	\$5,582.48	\$0.62	
Suite 120	Vacant	11,485			NNN	\$7,120.70	\$0.62	
Suite 140	Vacant	2,354			NNN	\$1,459.48	\$0.62	
Suite 150	Vacant	2,690			NNN	\$1,667.80	\$0.62	
Suite 160	C-2 Utility	8,408	01/01/2021	03/31/2027	NNN	\$9,309.00	***	1-2 Year
Suite 180	Vacant	6,695			NNN	\$4,150.90		
Suite 190	Bridgeway	4,230	07/01/2023	06/30/2026	NNN	\$2,091.31	\$0.49	3-3 Year
Building B	Vacant	3,200			NNN	\$1,984.00	\$0.62	
Building C	Vintage Cottages	10,368	04/01/2019	12/31/2025	MG	\$3,277.00	\$0.32	1-3 Year
Monthly Rents						\$36,592.67		

Notes:

***C-2 monthly rent shown includes 45,000 SF of yard

* All three Tenants have an annual 3% Escalation

*Vintage Cottages Original Lease Term started 5-15-2016, rent shown does not include their yard lease

*Bridgeway originally signed a Sub-Lease and took Occupancy November of 2020, they pay \$100 per month for electricity

*There is an additional +/- 25,000 SF of ground available to Lease.

*Shared drive-way Easement and Maintenance Agreements are in place.

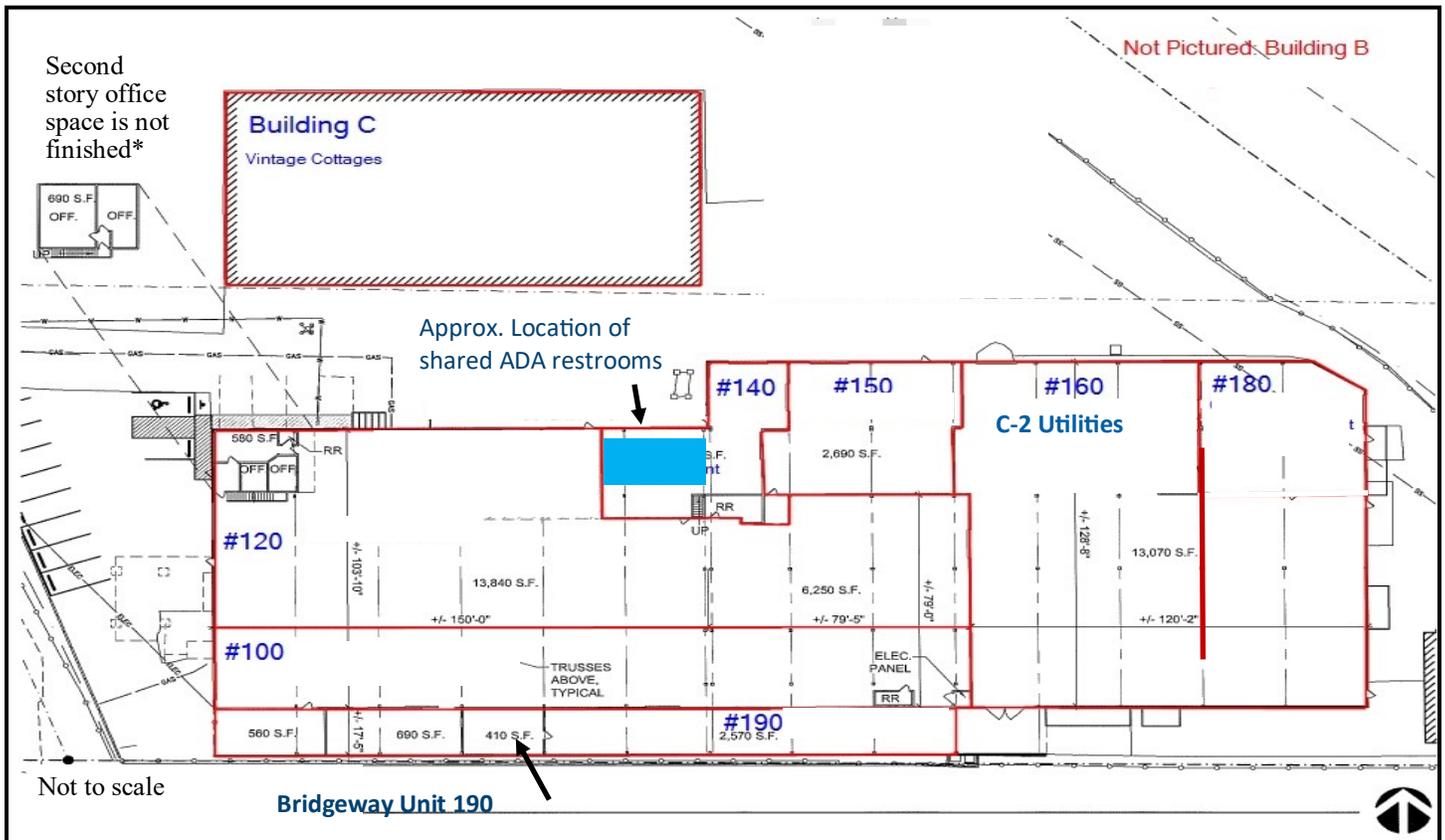
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Floor Plan With Suite Numbers And Tenants



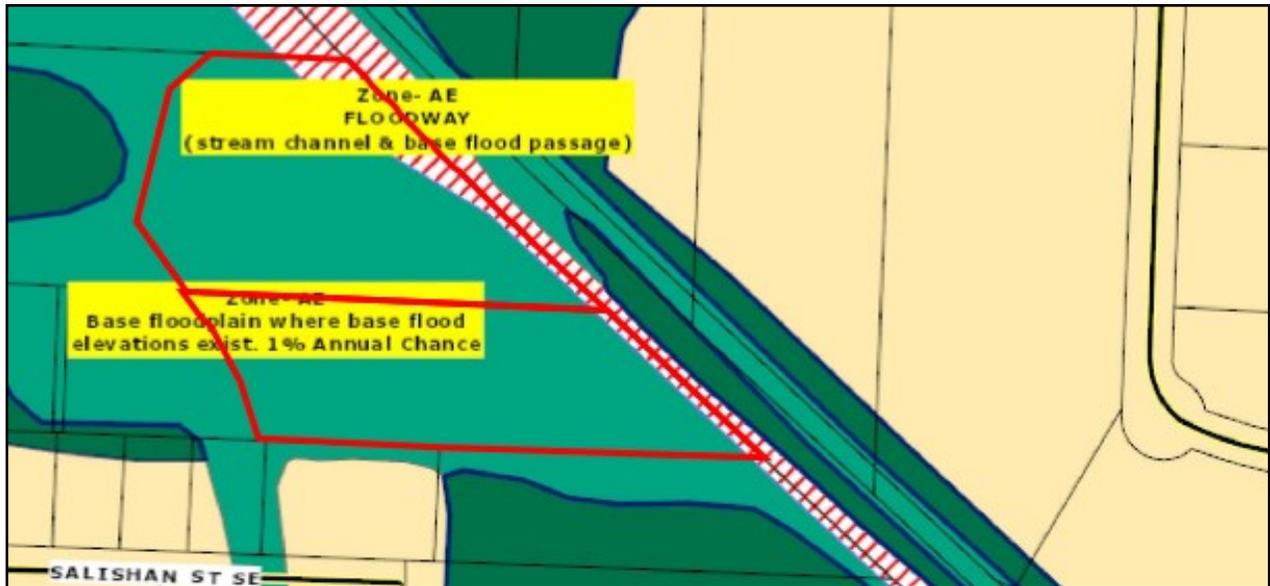
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Flood and Zoning Maps



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**INITIAL AGENCY DISCLOSURE PAMPHLET
INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS**

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

To deal honestly and in good faith;

To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the seller;

To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

To deal honestly and in good faith;

To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the buyer;

To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

To the seller, the duties listed above for a seller's agent;

To the buyer, the duties listed above for a buyer's agent; and

To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

That the seller will accept a price lower or terms less favorable than the listing price or terms;

That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing.

The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

To disclose a conflict of interest in writing to all parties;

To take no action that is adverse or detrimental to either party's interest in the transaction; and

To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.