

FOR SALE OR LEASE

BEST IN CLASS INDUSTRIAL OUTSIDE STORAGE (IOS) 6.14 AC FENCED CONCRETE YARD

9,200 SF building including updated LED lighting, restroom fixtures, and new warehouse flooring. Conveniently located just 1 mile from I-5 at Kuebler Blvd in Salem.

3871 BOONE RD SE, SALEM, OR 97317

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km Kidder
Mathews

MILL CREEK SERVICE INDUSTRIAL WITH YARD



6.14 AC Yard improvements include reinforced concrete yard and parking lot, yard lighting, electrical outlets.

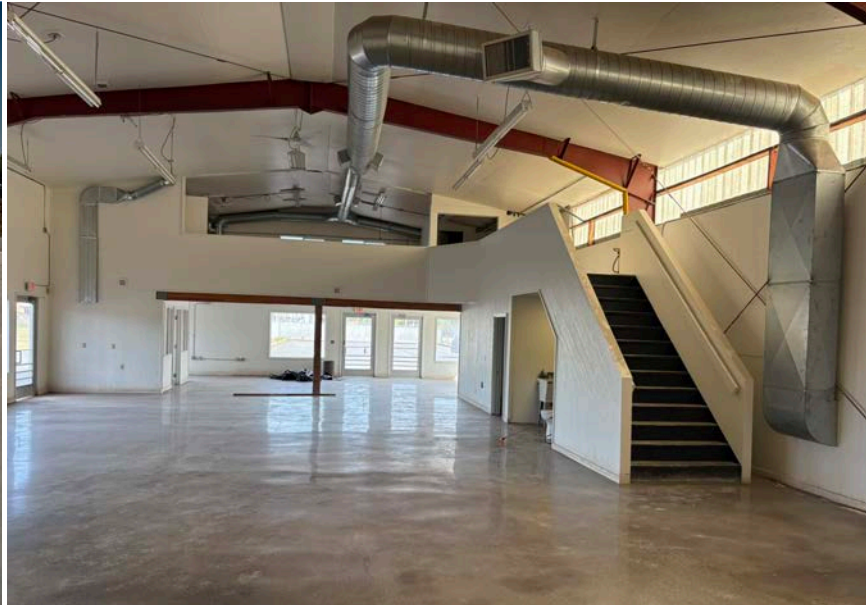
SHELL SIZE	9,200 SF
OFFICE SIZE	3,000 SF
SITE SIZE	6.14 AC
DOORS	Six (6) grade-level (motorized lift)
CLEAR HEIGHT	14'-18
YARD	Completely fenced and secured
LEASE RATE	\$35,000/Month, NNN
SALE PRICE	\$5,900,000 (Seller Financing Available)

→ VIEW VIDEO

ZONED INDUSTRIAL COMMERCIAL (IC)

The purpose of the Industrial Commercial (IC) zone is to implement the Industrial Commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The IC zone generally allows a wide variety of retail, office, heavy commercial, light manufacturing, and warehousing activities.

MILL CREEK SERVICE INDUSTRIAL WITH YARD



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MILL CREEK INDUSTRIAL OUTSIDE STORAGE

*For more information on
this property, please contact*

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KIDDER.COM

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