

802 OLD SALEM RD NE

ALBANY, OR 97321

FOR SALE | \$825,000



For more information or a property tour, please contact:

GREG NESTING

Executive Vice President

503.225.8440

GregN@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

07/24/2024

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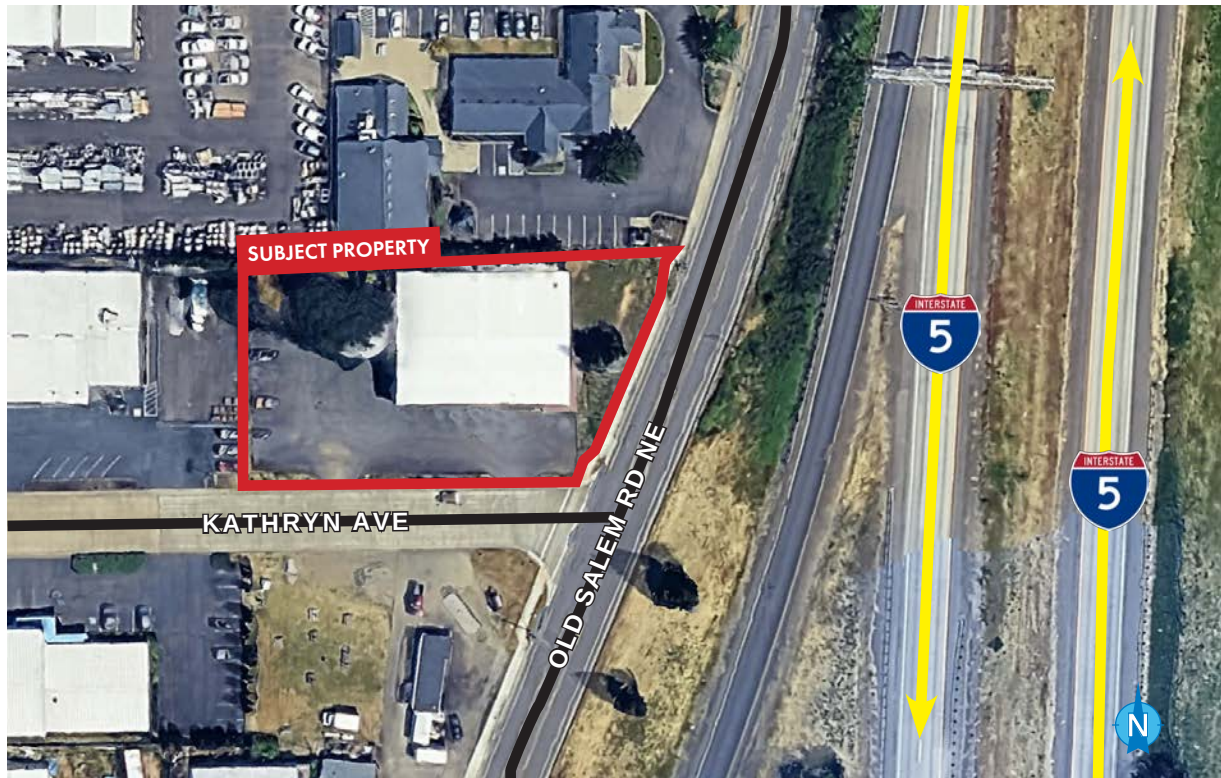
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WAREHOUSE PROPERTY FOR SALE

DETAILS

- Sale price: **\$825,000 (\$110 PSF)**
- Total building size: **± 7,500 SF – 75' width x 100' length**
- Office/showroom: **± 1,800 SF**
- Parking: **13 surface spaces**
- Site: **± 0.71 AC (31,657 SF)**
- Zoning: **LI – Light Industrial**
- Drive-ins: **1**
- Building height: **14' eave height**
- Year built: **1991**
- Adjacent to I-5, providing immediate northbound and southbound distribution access
- Located in well-known industrial hub
- Diverse mix of industrial uses due to light industrial zoning
- Situated 25 minutes south of Salem and 40 minutes north of Eugene



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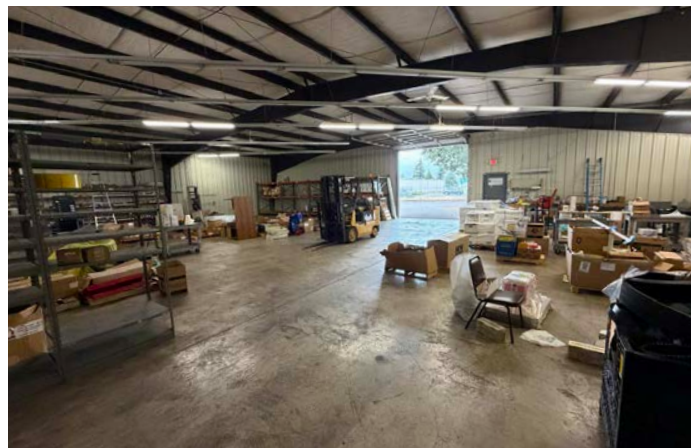
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PROPERTY PHOTOS



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LOCATION

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**SUBJECT
PROPERTY**

**ALBANY
MUNICIPAL
AIRPORT**

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