

# LEASE

## INDUSTRIAL / OFFICE / YARD

1790 Front St NE Salem, OR 97301



### PROPERTY DESCRIPTION

Great opportunity for tenant in need of warehouse with office and secured yard in a centrally located location.

### PROPERTY HIGHLIGHTS

- Warehouse with nice office and storage space
- Great natural light in office
- Gated/Fenced yard
- Sprinkled shop and storage areas
- Air lines in shop area
- Large open office space with 6 privates/meeting rooms
- Large conference/meeting room
- IT Room
- Break area/room with kitchen
- Electric grade door openers
- Insulated shop area with gas heater

### OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
NNN Est.:	\$0.12/SF/month
Total Rent:	\$9,950.00/month
Number of Units:	1
Built:	1960
Renovated:	2015
Total Available SF:	10,310 SF
Main Building:	8,326 SF
Out Building:	1,120 SF
Lean To Building:	864 SF
Zoning:	IG (General Industrial)
Market:	Salem/Keizer
Lot Size:	0.59 Acres
Available:	October 1, 2025

**Jeff Miller**  
(503) 999-5210

**Chris Jones**  
(503) 559-0818



**COLDWELL BANKER  
COMMERCIAL**  
MOUNTAIN WEST  
REAL ESTATE

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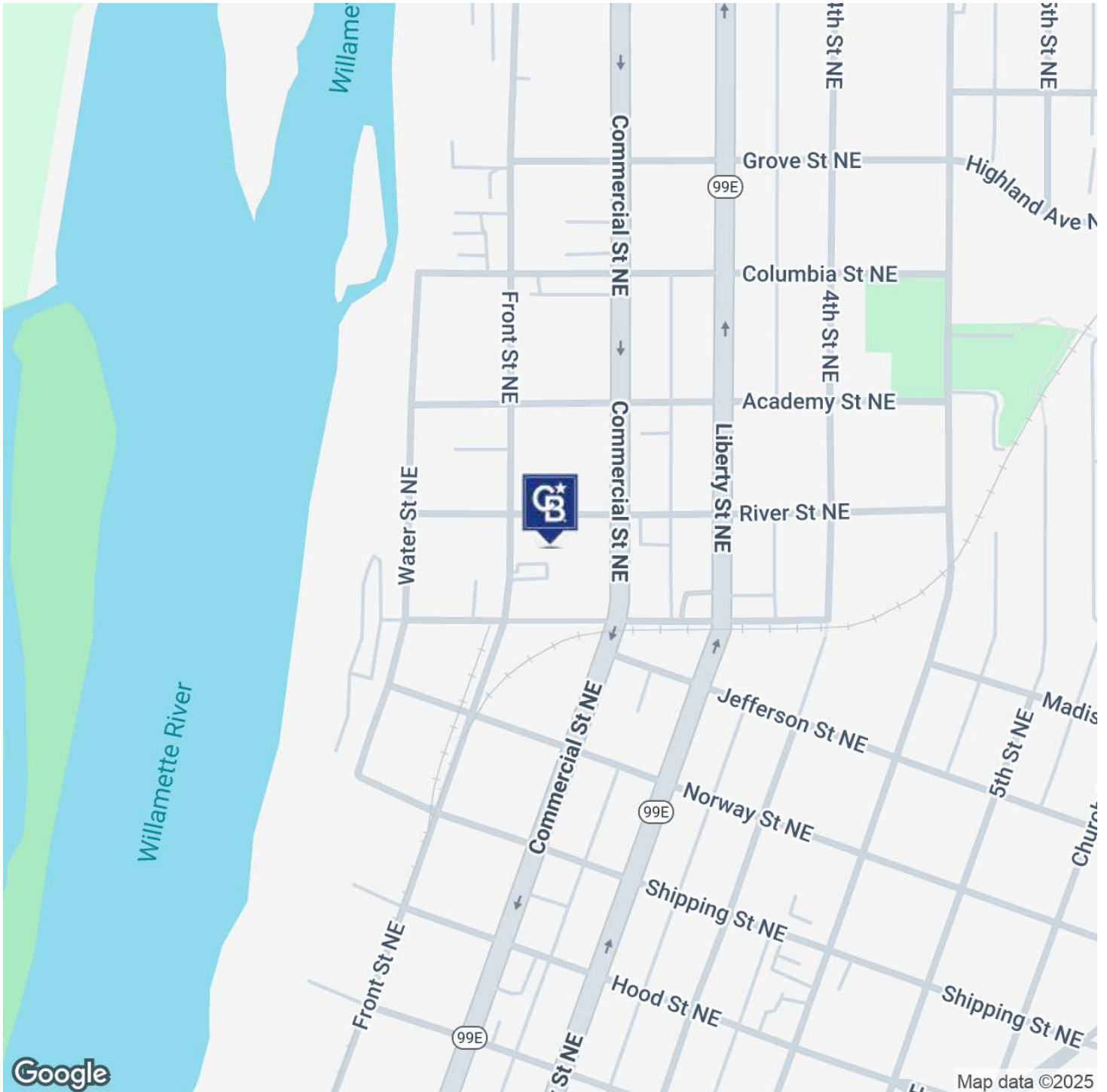


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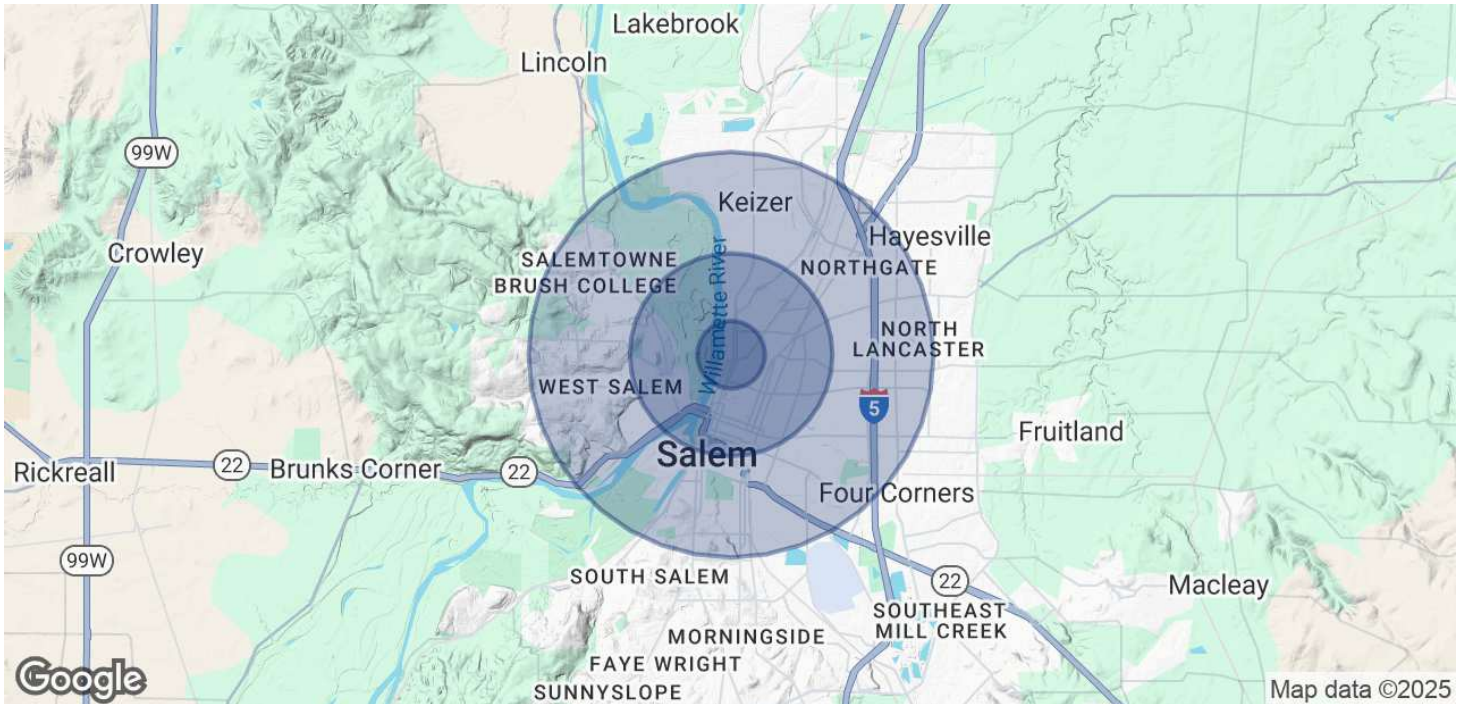


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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>3 MILES</b>
Total Population	2,906	25,265	116,751
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>3 MILES</b>
Total Households	1,166	9,919	42,393
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$63,838	\$72,628	\$81,323
Average House Value	\$296,172	\$362,217	\$388,702

Demographics data derived from AlphaMap

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