



Lease Rate	\$0.60 SF/MONTH
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OFFERING SUMMARY

Building Size:	89,119 SF
Available SF:	10,000 SF
Lot Size:	1.91 Acres
Year Built:	1979
Zoning:	IC Industrial Commercial

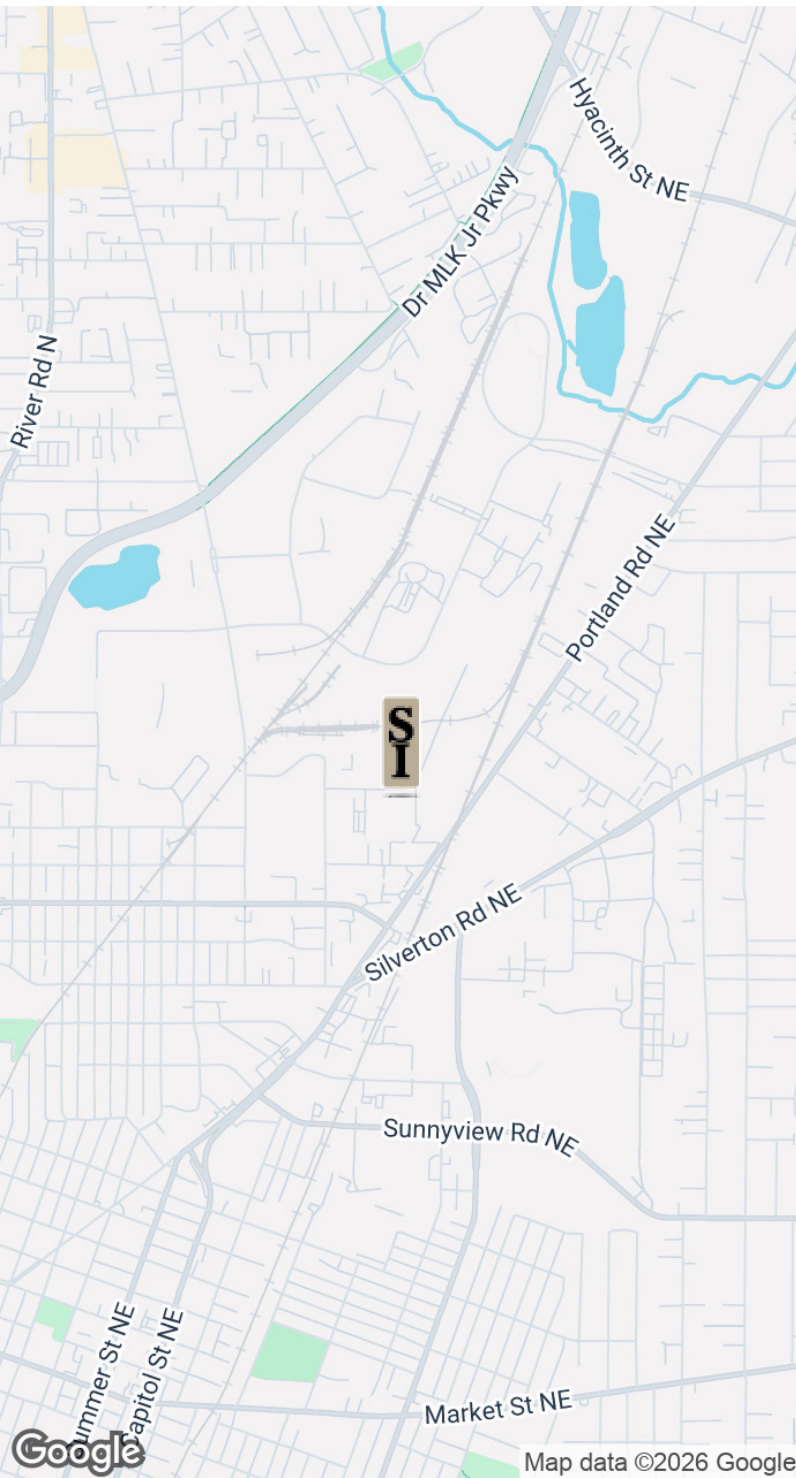
PROPERTY OVERVIEW

Great warehouse location in Salem, Oregon. The area surrounding McDonald St. offers convenient access to major transportation routes, including nearby I-5, offering seamless connectivity for industrial, warehouse, and distribution operations. Situated within close proximity to Salem's vibrant downtown area, tenants can enjoy easy access to an array of amenities, dining options, and local attractions. Nearby points of interest include the Oregon State Capitol, Salem Riverfront Park, and the Oregon State Fairgrounds, providing an ideal balance of work and leisure.

MATT HOLSTEGE
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- Triple Net Lease
- Warehouse space
- Grade-level overhead doors
- Dock-level overhead doors
- Heated
- Fenced and Gated
- Security Patrol
- Wired for 3 phase power
- LED Lights

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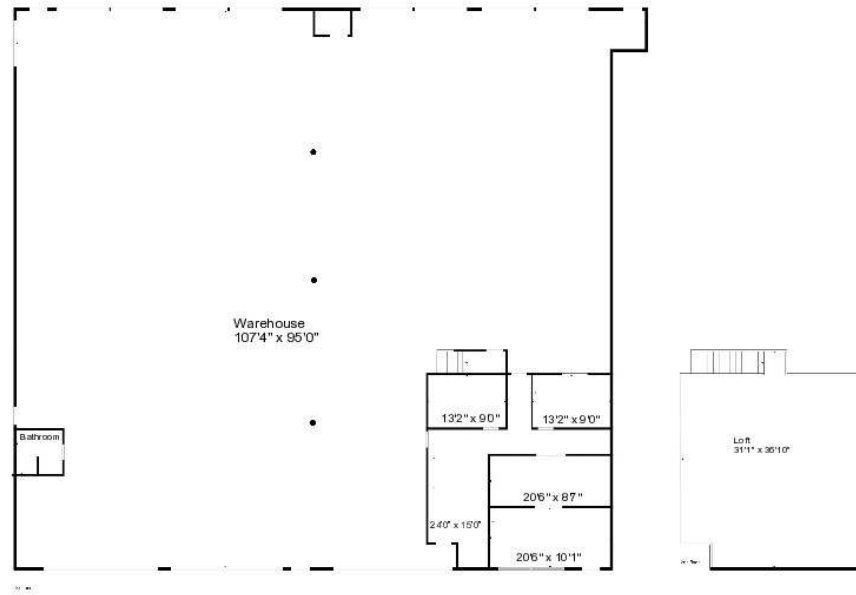
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$0.60 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1464 McDonald St	10,000 SF	NNN	\$0.60 SF/month	Great warehouse location in Salem, Oregon. The area surrounding McDonald St. offers convenient access to major transportation routes, including nearby I-5, offering seamless connectivity for industrial, warehouse, and distribution operations. Situated within close proximity to Salem's vibrant downtown area, tenants can enjoy easy access to an array of amenities, dining options, and local attractions. Nearby points of interest include the Oregon State Capitol, Salem Riverfront Park, and the Oregon State Fairgrounds, providing an ideal balance of work and leisure.

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