



FOR SALE

**4355 TURNER RD SE**

SALEM, OR 97317

**ZACH REICHL**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

The property is comprised of a fully fenced 5.69 acre industrial site with two warehouse buildings and an office building totaling approximately 22,646 SF. With 23 grade-level doors, clear heights up to 23', a covered wash bay with an oil-water separator, and crane infrastructure throughout, the facility supports a wide range of industrial operations — manufacturing, fabrication, equipment rental and maintenance, fleet services, construction staging, trucking, paint and body work, heavy equipment repair, general warehouse/distribution, and much more. Existing cranes and paint booths are available to convey with the sale or can be removed to suit the buyer's needs. Ideal for an owner/user or investor seeking a functional industrial facility in Salem's General Industrial zone.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,750,000
<b>Lot Size:</b>	5.69 Acres
<b>Building Size:</b>	±22,646 SF
<b>Loading:</b>	23 grade-level doors (14'x14' and 12'x12'), 8 with drive-through capability
<b>Clear Height:</b>	17' - 23'
<b>Lighting:</b>	LED
<b>Heating:</b>	Natural Gas
<b>Office:</b>	±2,196 SF with reception, break room, and 2 kitchenettes
<b>Zoning:</b>	<a href="#">(General Industrial) — City of Salem</a>
<b>Power:</b>	3-Phase, 480v

## INCLUDED INFRASTRUCTURE

- Crane infrastructure throughout (bridge cranes and jib cranes up to 5 tons) - available to stay or be removed
- Covered wash bay (±1,250 SF) with oil-water separator

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## **BUILDING 1 - SHOP | ±13,396 SF**

- Office | ±2,196 SF
- 12 grade-level doors (all 14'x14'), 8 with drive-through capability
- 3 Phase / 480v / 500 amps
- Clear height: 17'6" - 23'
- One 5-ton crane, two 2-ton cranes, two 1-ton cranes
- Two paint booths (14'W x 44'D each)
- LED lighting, 3 natural gas heaters
- 4 bathrooms



## **BUILDING 2 - SHOP | ±9,250 SF**

- 11 grade-level doors (ten 14'x14', one 12'x12')
- 3 Phase / 480v / 400 amps
- Clear height: 17'6"-22'
- 3 two-ton bridge cranes, 6 jib cranes (5 one-ton, 1 three-ton)
- Covered wash bay (±1,250 SF) with oil-water separator
- LED lighting, 2 natural gas heaters
- 1 bathroom



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## LOCATION OVERVIEW

4355 Turner Rd SE is located in Salem's southeast industrial corridor with convenient access to I-5, OR-22, and OR-214. The site provides efficient connectivity to the greater Willamette Valley, Portland metro, and central Oregon markets.

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