



FOR LEASE

Upgraded Industrial Buildings

1425 McGilchrist St SE, Salem, OR 97302

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Salem Industrial Buildings

1425 MCGILCHRIST ST SE, SALEM, OR

Leasing Opportunity | ±29,400 SF Industrial

FOR LEASE

Call Brokers for Pricing

Salem, Oregon Submarket:

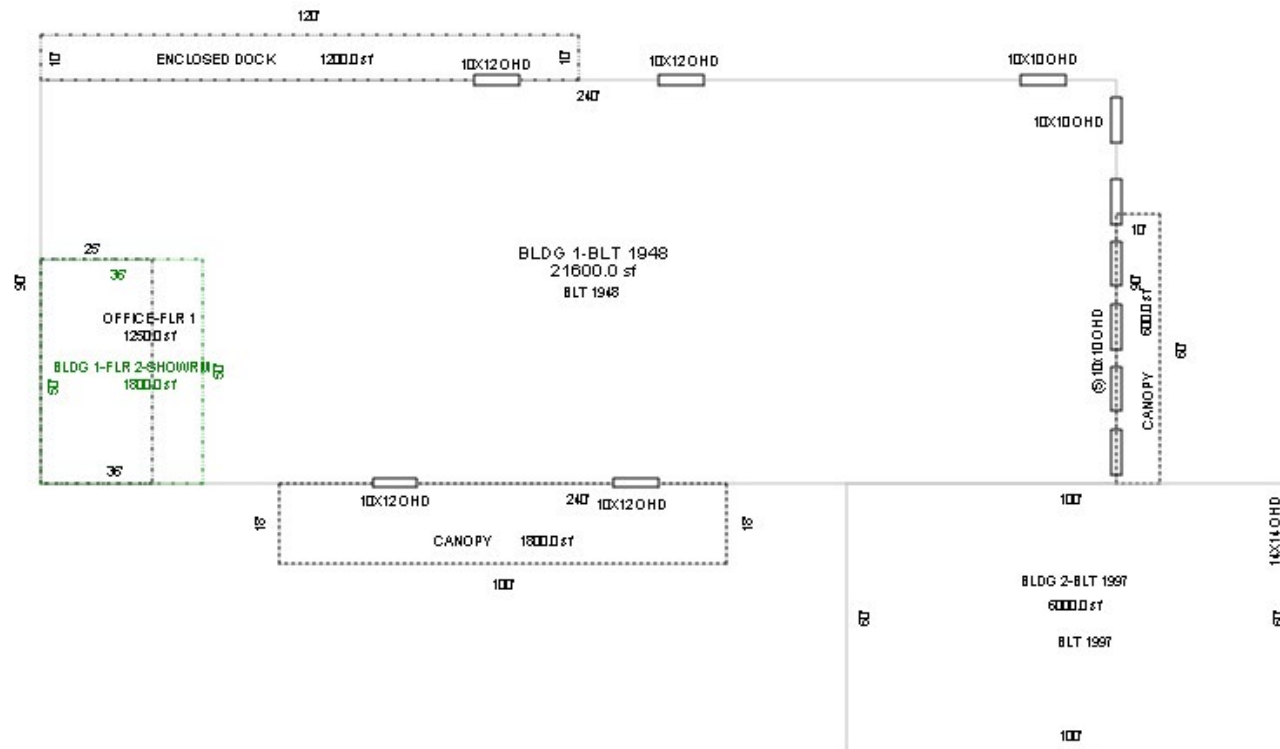
1425 McGilchrist Street SE is strategically positioned within Salem’s established industrial district, one of Oregon’s most important centers for manufacturing, food processing, distribution, and government services. Salem benefits from a diverse employment base, a rapidly growing population, and access to a skilled regional workforce. The area’s business-friendly operating environment and central location continue to attract industrial users seeking efficient access to Oregon’s major population centers.

Located approximately 2.3 miles from Interstate 5, the Property offers exceptional regional connectivity throughout the Pacific Northwest. Direct access to I-5, Highway 22, and Salem’s established freight network provides efficient transportation to Portland, Eugene, and the broader Willamette Valley, making the location well suited for manufacturing, warehousing, distribution, contractor, and service, and last-mile operations. Combined with Salem’s expanding industrial base and strategic position between Oregon’s two largest metropolitan markets, the Property offers an outstanding opportunity within one of the state’s most stable industrial corridors.

Property Details

Total Building SF	Building A: ±21,600 + 1,800 SF 2nd-Story Office Building B: ± 6,000
Available Space	Both buildings: ±29,400 SF
Office Space	Office area includes conference room, and break area; One main-level office Two split-floor offices Two ground-floor offices Four top floor offices
Construction	Concrete/Masonry
Clear Height	20'
Dock Doors	8 dock
Grade Doors	3 door
Lighting	LED motion-activated interior warehouse lighting and LED exterior security lights
Power	1200 Amps of 208v and 480v 3-phase to building
Fire Suppression	Wet sprinklers
Zoning	I-G (General Industrial)
Recent upgrades	• New asphalt and striping-from McGilchrist entry to 16th St entry • Bathroom renovation (new cabinetry, counter-tops, and flooring) • Exterior building paint • New electrical and fire alarm panel • New entry doors at loading dock and south side of the building.
Security	Fully fenced and secured with outside LED lighting

Floor Plan



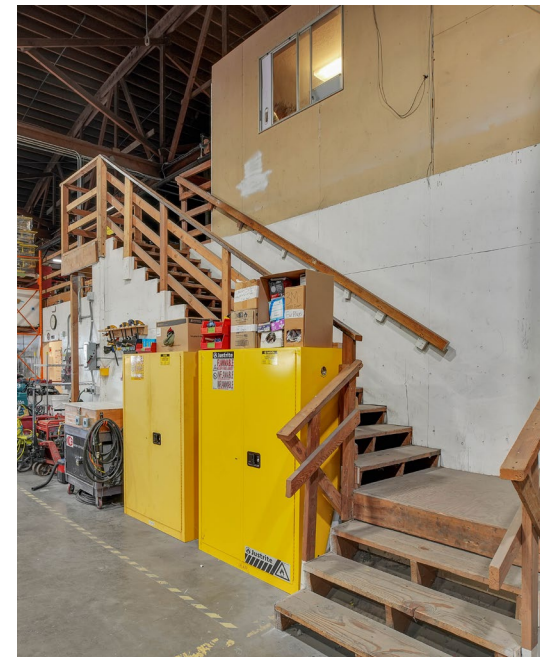
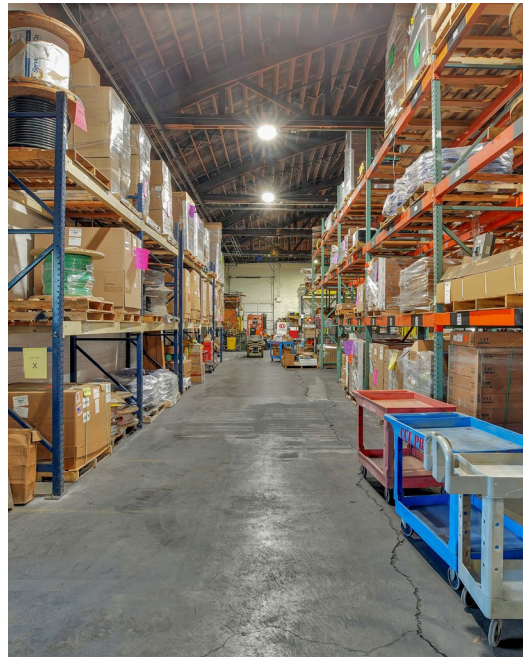
Property Features

- Well-maintained building
- Flexible I-G zoning allows for a wide variety of general industrial uses
- Freshly paved parking area
- 12,100 SF rear yard
- 3,900 SF front yard
- 1,200 SF covered dock space
- 1,200 SF uncovered dock space
- 2,400 SF covered canopy

±29,400
square feet
available





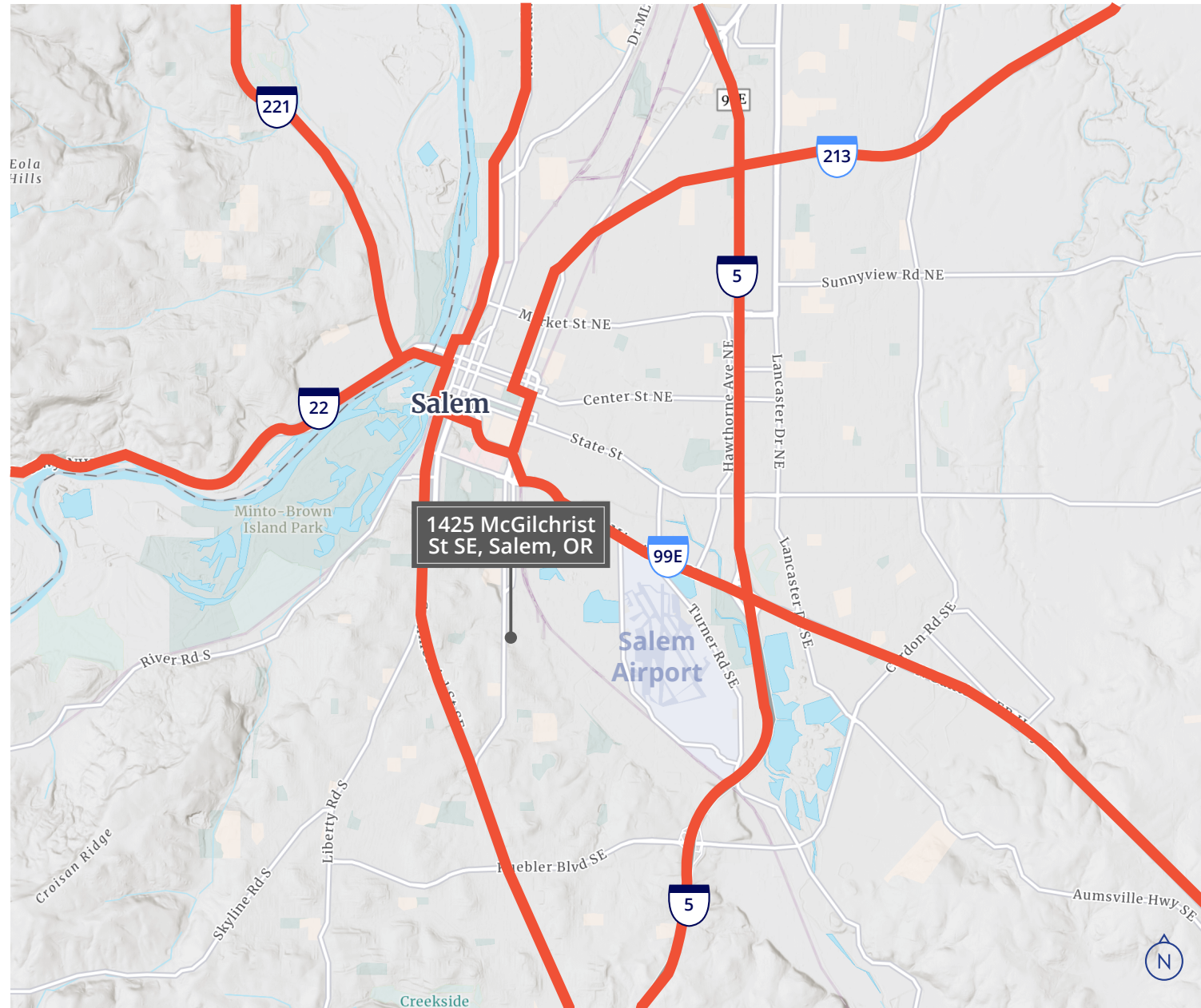


Area Map



Driving Distances

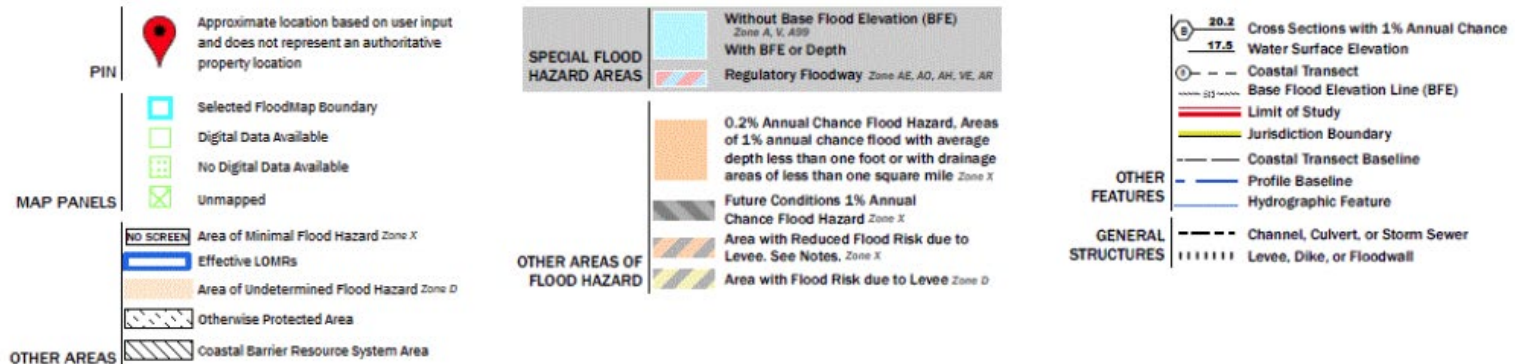
Oregon 99 Highway	1.0 miles
Salem Airport	1.2 miles
Downtown Salem	1.8 miles
Interstate 5	2.3 miles
Oregon 22 Highway	3.0 miles
Oregon 221 Highway	3.3 miles
Portland Oregon	50 miles
Eugene Oregon	64 miles



Corporate Neighbors



Flood Plain Disclosure



Property is located within a Flood Zone



For more information, contact:

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