



Secure Yard & Office Property For Sale

1411 Salem Industrial Drive Northeast, Salem, OR 97301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Generating a stable Net Operating Income (NOI) of \$48,107, this single-tenant leased property provides an investor with a highly predictable revenue stream. Industrial assets of this size are in high demand, offering lower tenant-turnover risks and straightforward management. With industrial land and warehouse vacancy consistently tight throughout Marion County, owning an asset this close to I-5 and downtown Salem ensures sustained tenant demand, preserving long-term property valuation and rent-growth potential.

PROPERTY HIGHLIGHTS

- Strategic Transportation Location
- Robust Industrial Cluster
- Strong Cash Flow

OFFERING SUMMARY

Sale Price:	\$641,000
Lot Size:	0.87 Acres
Building Size:	14,400 SF
NOI:	\$48,107.00
Cap Rate:	7.5%

CURT ARTHUR, SIOR

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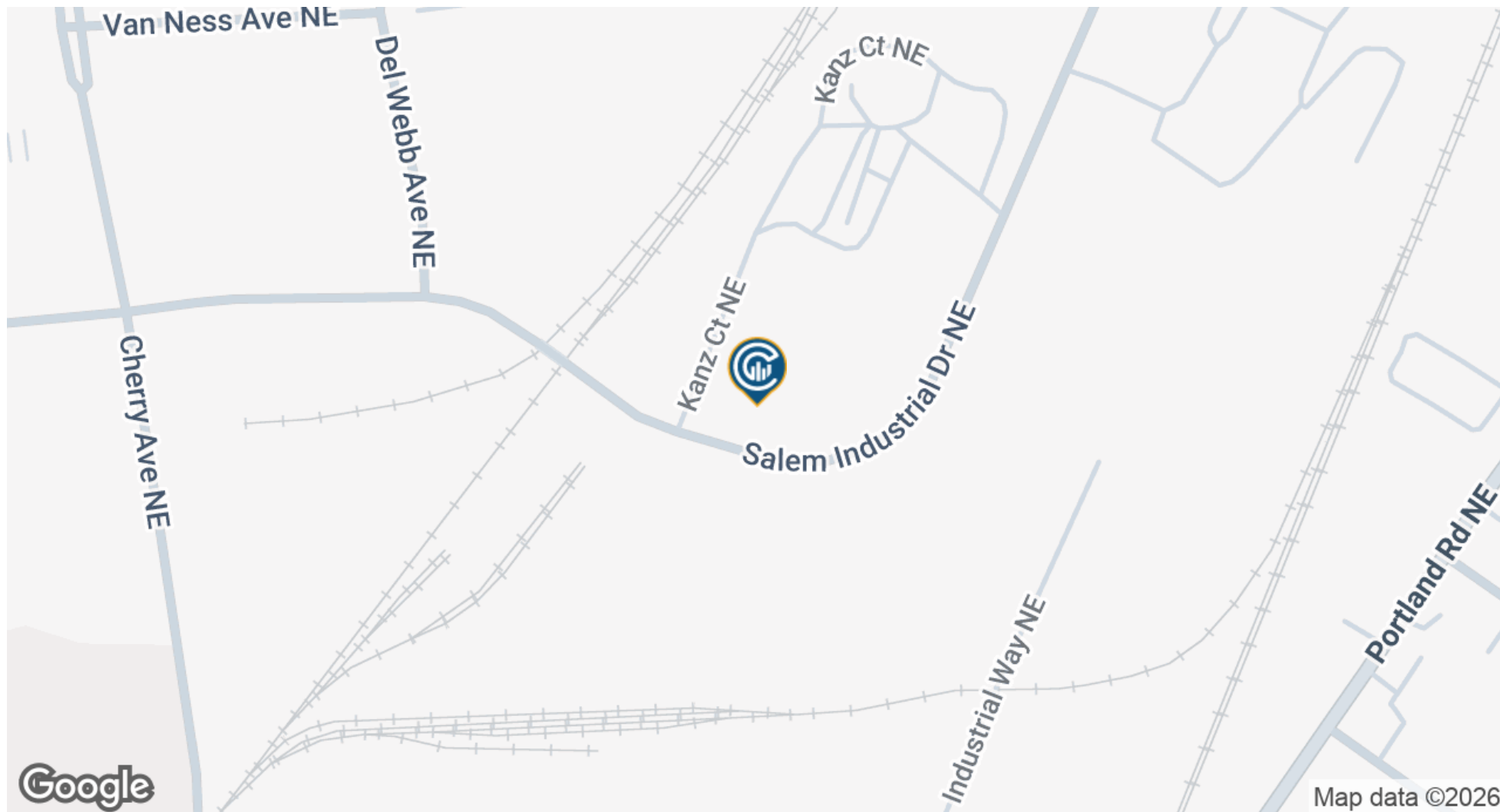
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

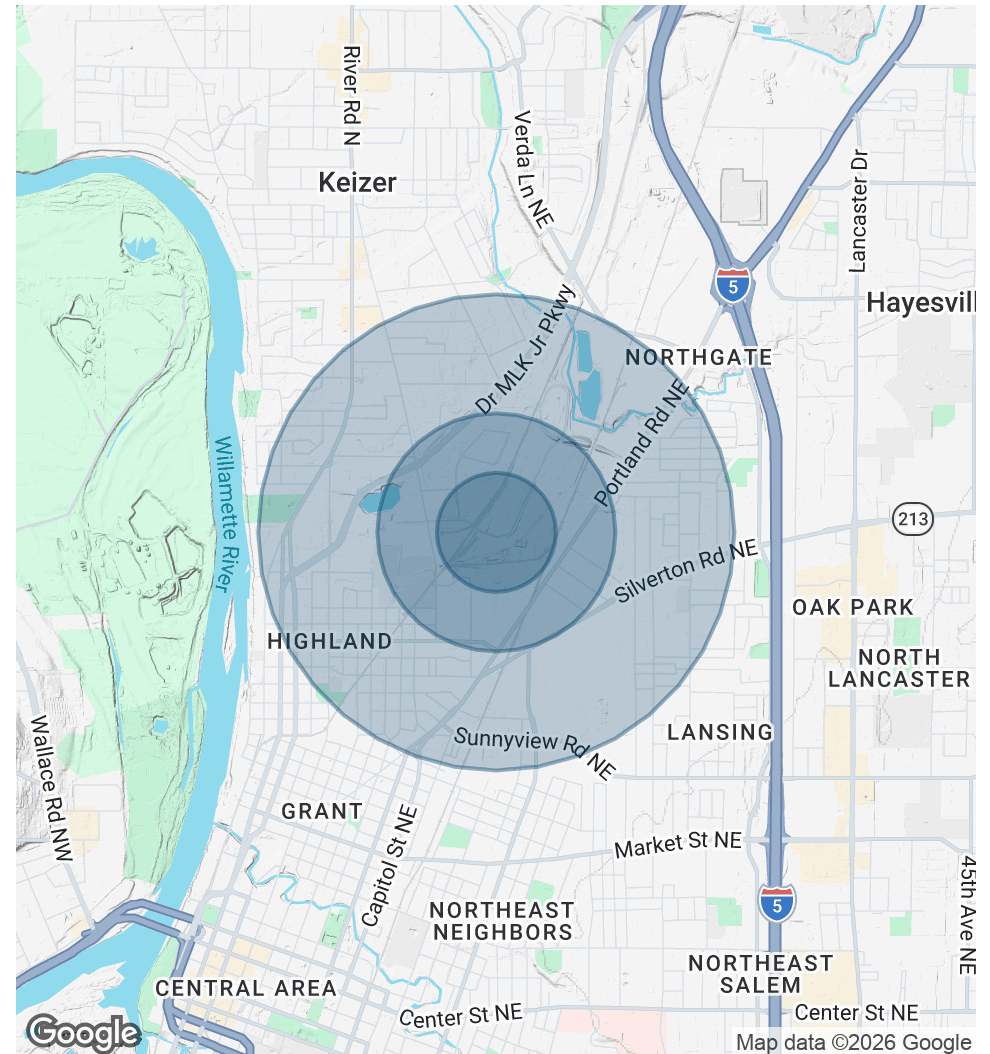
Total Population	346	2,314	13,023
Average Age	29.5	27.3	31.7
Average Age (Male)	26.9	24.9	31.4
Average Age (Female)	32.2	28.6	32.3

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

Total Households	129	826	4,613
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$54,441	\$48,349	\$64,075
Average House Value	\$210,549	\$171,053	\$306,266

2023 American Community Survey (ACS)



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