

Recently annexed into the City of Salem
(Industrial Zoning Designation)

FOR SALE

SOUTH SALEM INDUSTRIAL SITE

3741 LANGLEY STREET SE, SALEM, OR 97317

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FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Large industrial land site available for sale, scarce in the region for comparable size and I-5 proximity. Opportunity for an industrial campus, speculative project, data center / energy, or headquarter location. Flat topography and years of farming offer favorable development characteristics.

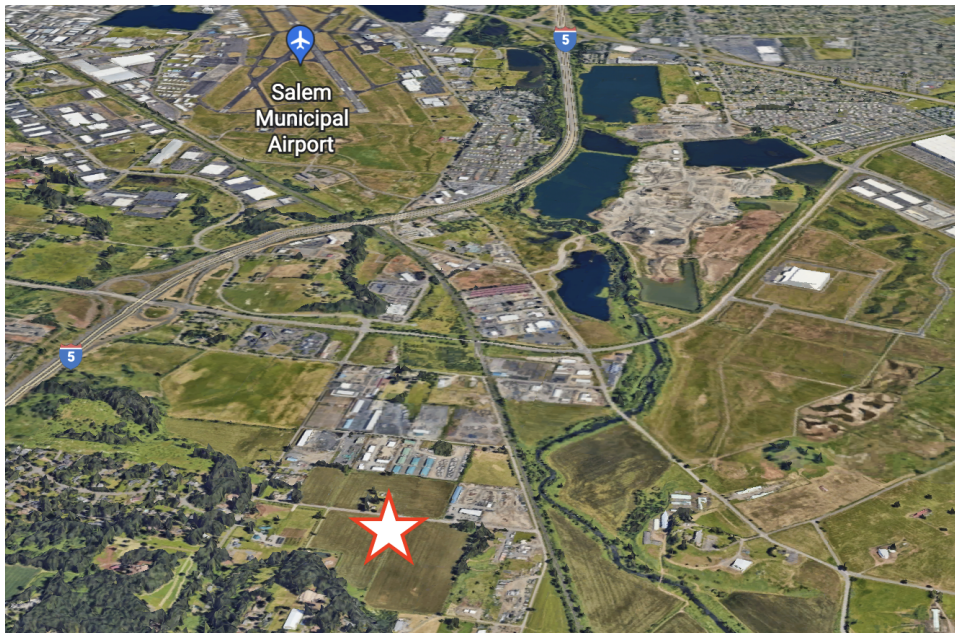
The property was recently annexed into the City of Salem. It is now zoned "Industrial Park" (IP in Salem), which allows a variety of uses including warehouse & distribution, manufacturing, data center facilities, utilities, self storage, parking / equipment uses, and more.

PROPERTY HIGHLIGHTS

- Now inside Salem City Limits
- Multiple access points
- One the region's last large industrial sites
- Flat topography
- Institutional development nearby

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	47.66 Acres



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