



OFFERED AT
\$4,350/mo | \$0.78/ SF

9995 River Rd NE Salem, OR 97303

WAREHOUSE WITH OFFICE & RESTROOM FOR LEASE

The site has ample parking and a large yard area. The property is suitable for numerous Ag or Commercial uses.

FEATURES

- 5,626 SQUARE FEET
- TWO OFFICES
- RESTROOM
- MEZZANINE STORAGE AREA
- LARGE PARKING AREA
- LARGE STORAGE YARD
- 5 MINUTES TO I-5
- 10 MINUTES TO KEIZER
- TWO OVERHEAD DOORS



Michael Fulgaro
NATHAN LEVIN CO.

Main: 503-559-3328
michael@nathanlevinco.com

www.nathanlevinco.com
lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet



March 5, 2025



LOCAL BUSINESSES

- Grower's Nursery Supply
- Pilot Travel Center

NLCO

LOCATION Area Map

9995 River Rd NE Salem, OR 97303

Located approximately 1/2 mile north of Brooklake Rd on River Rd NE



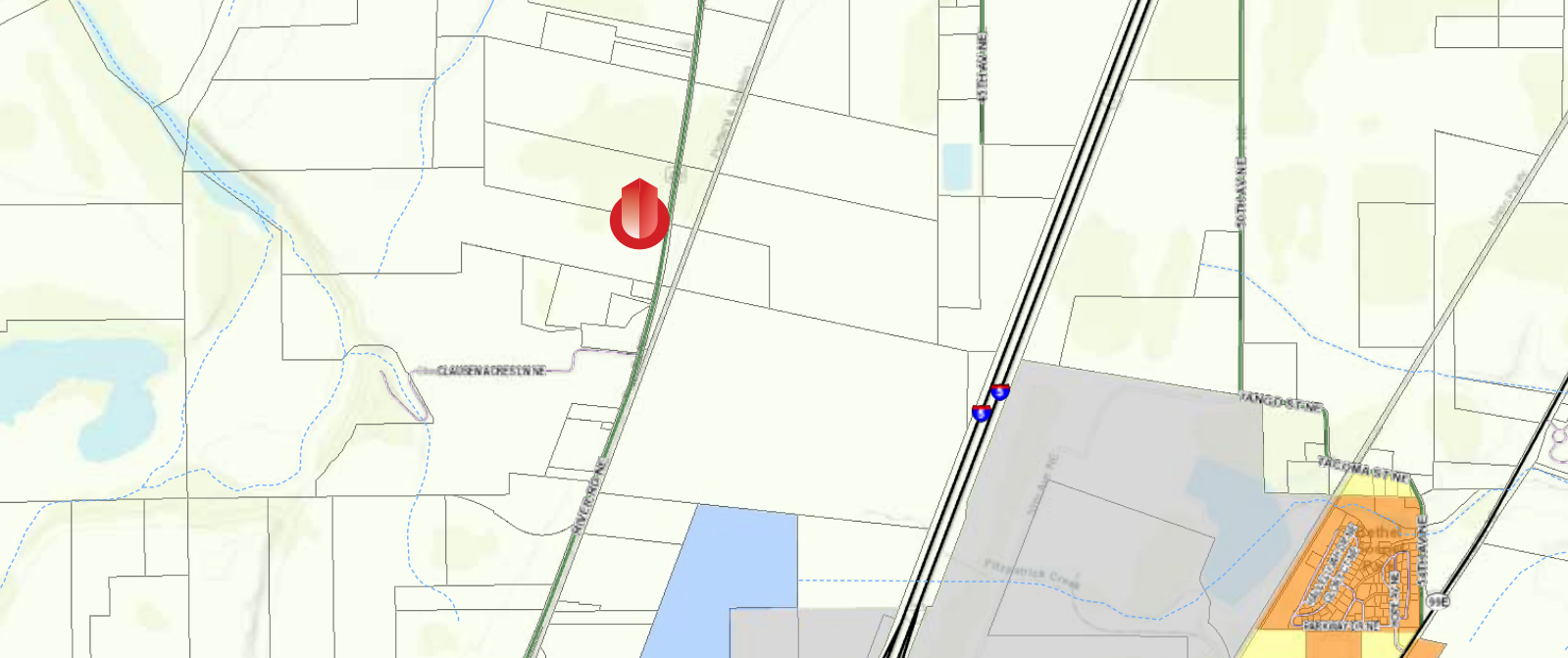
Michael Fulgaro
NATHAN LEVIN CO.

Main: 503-559-3328
michael@nathanlevinco.com

www.nathanlevinco.com
lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet





- Commercial
- Commercial General
- Commercial Office
- EFU
- Farm Timber
- Industrial
- Industrial/Commercial
- Multi Residential
- Public
- Single Residential
- Special Agriculture
- Timber Conservation
- Urban Development
- Urban Transition
- County Boundary
- City Boundaries
- Parcels

ZONING DESCRIPTION

EFU Exclusive Farm Use

9995 River Rd NE Salem, OR 97303

17.136.010 PURPOSE. The purpose of the EFU (exclusive farm use) zone is to provide areas for continued practice of commercial agriculture. It is intended to be applied in those areas composed of tracts that are predominantly high-value farm soils as defined in OAR 660-033-020(8). These areas are generally well suited for large scale farming. It is also applied to small inclusions of tracts composed predominantly of non-high value farm soils to avoid potential conflicts between commercial farming activities and the wider range of non-farm uses otherwise allowed on non-high value farmland. Moreover, to provide the needed protection within cohesive areas it is sometimes necessary to include incidental land unsuitable for farming and some preexisting residential acreage.



Michael Fulgaro
 NATHAN LEVIN CO.
 Main: 503-559-3328
 michael@nathanlevinco.com
 www.nathanlevinco.com
 lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet



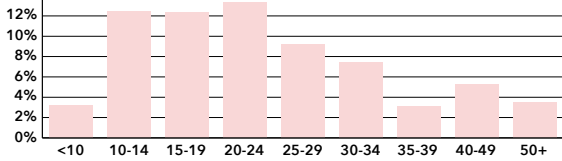
COMMUNITY SUMMARY

9995 River Rd NE, Salem, Oregon, 97303
 Drive time band of 5 - 10 minutes

30,738	0.30%	2.83	73.1	37.0	\$81,079	\$456,652	\$203,795	24.4%	58.1%	17.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

19.2%	26.0%	54.8%
Services	Blue Collar	White Collar

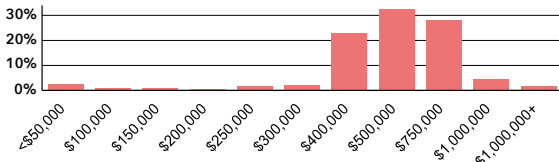
Mortgage as Percent of Salary



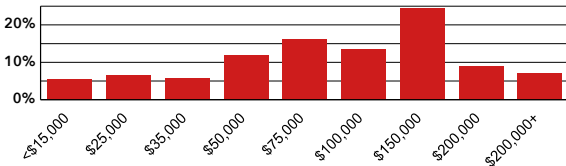
Age Profile: 5 Year Increments



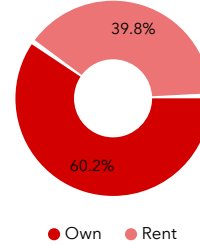
Home Value



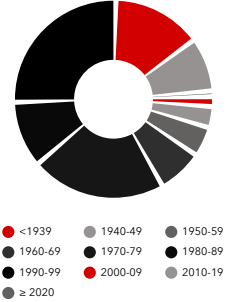
Household Income



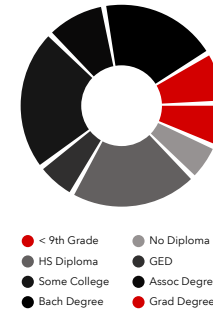
Home Ownership



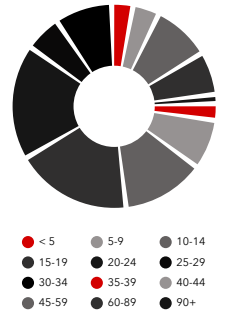
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

© 2025 Esri



Michael Fulgaro
 NATHAN LEVIN CO.
 Main: 503-559-3328
 michael@nathanlevinco.com
 www.nathanlevinco.com
 lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet





COUNTY RECORDS

- Account Number 519487
- Map Tax Lot #062W070001100
- + - 1/2 Acre
- 5,626 Square Feet
- Parcel #519487
- Land Use: 551
- 2024 taxes: N/A
- Zoning: EFU



LOCATION Parcel Map



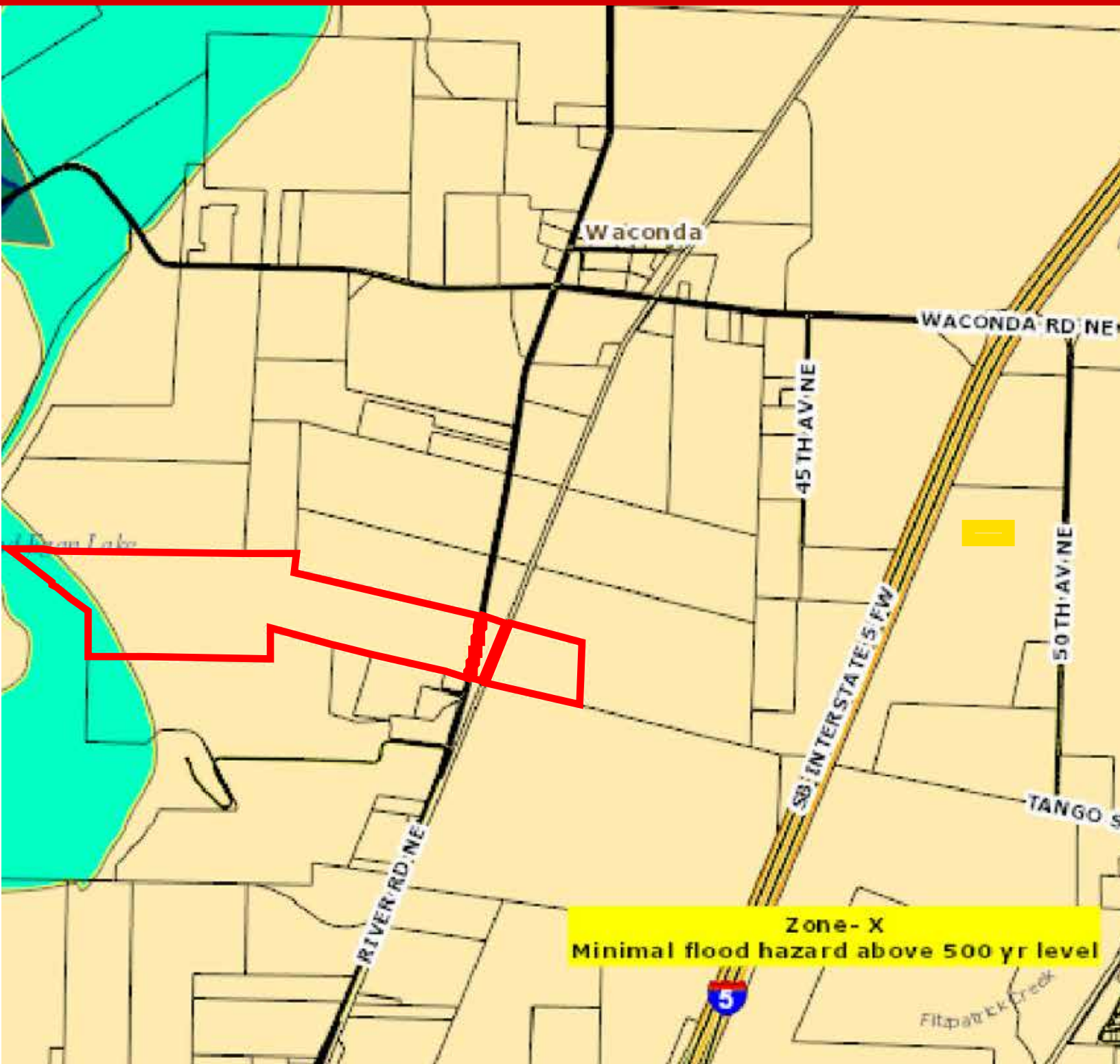
Michael Fulgaro
NATHAN LEVIN CO.

Main: 503-559-3328
michael@nathanlevinco.com

www.nathanlevinco.com
lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet





Michael Fulgaro

NATHAN LEVIN CO.

Main: 503-559-3328

michael@nathanlevinco.com

www.nathanlevinco.com

lic #201213745

Oregon Real Estate Agency Disclosure Pamphlet

