



**OFFERED AT
\$1.00/ SF NNN**

4662 Ridge Dr NE. Salem Oregon 97301

FOOD GRADE WAREHOUSE FACILITY.

Set back on Ridge Dr., this building offers additional security by the nature of where it was built. The building itself offers fully temp controlled warehouse along with built out prep kitchen, office, and restrooms.

The lease rate is NNN with tenant responsible for taxes, insurance, maintenance, utilities, and services. Op Ex. are \$.23/ SF.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 6000 SQUARE FOOT
- 3 PHASE POWER
- TEMP CONTROLLED FACILITY
- EXISTING LAB/ PREP KITCHEN
- HUGE POWER DISTRIBUTION
- AVAILABLE LOADING DOCK
- 1 MILE TO I-5
- TRUCK CIRCULATION



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Oregon Real Estate Agency Disclosure Pamphlet



June 15, 2025



LOCAL BUSINESSES

- Bailey Seed
- Place 2B Properties
- Taylor Metal Products
- Brim Tractor Company
- Resys
- Stettler Supply Company
- Shinsegae Foods, Inc.
- Pfiefer Roofing
- Oregon Five Star Enterprises
- Parr Lumber

NLCO

LOCATION Area Map

4662 Ridge Dr NE Salem OR 97301

Excellent location for a service contractor with access to south Salem, Hwy 22/ I-5 and downtown.



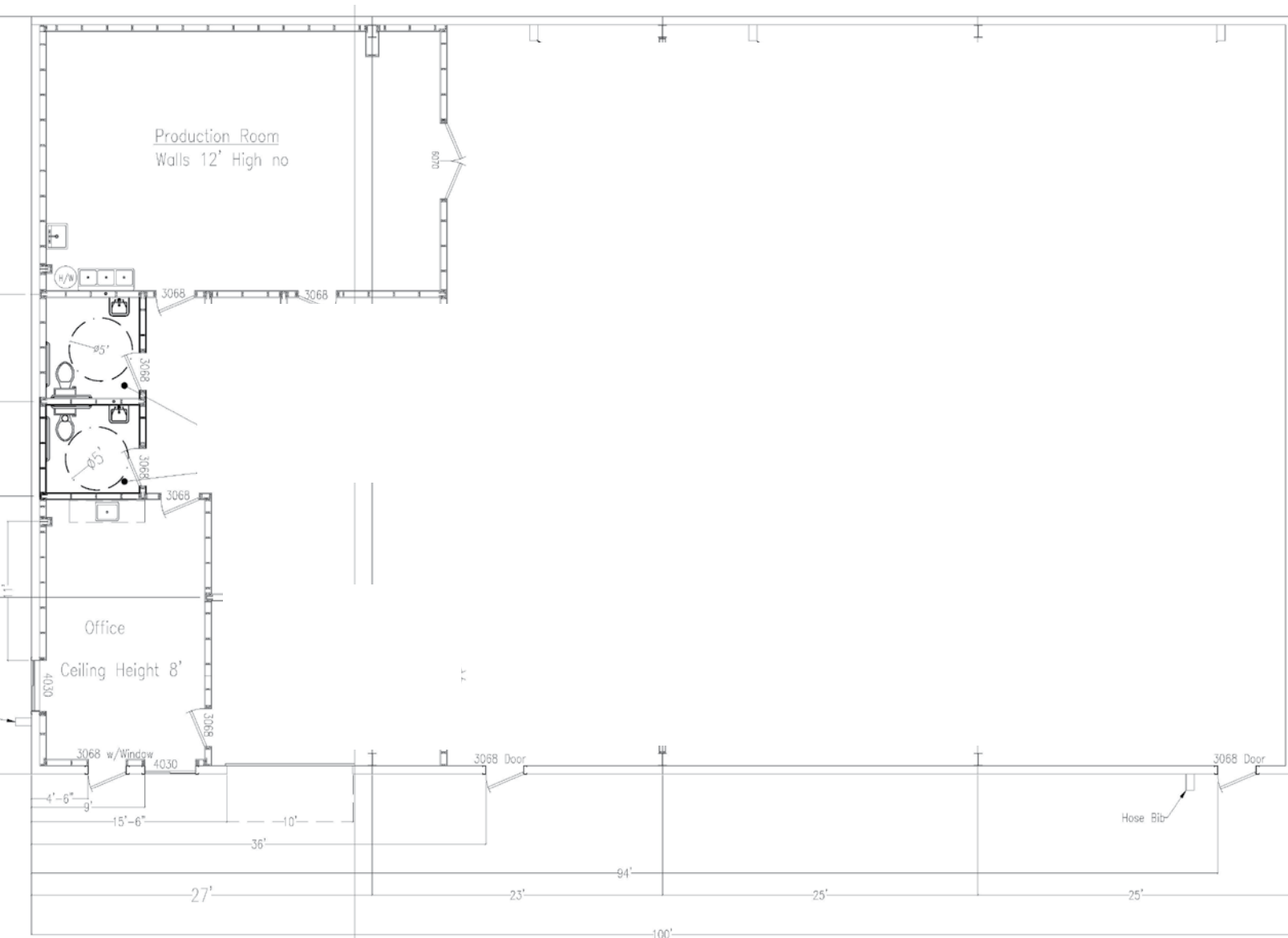
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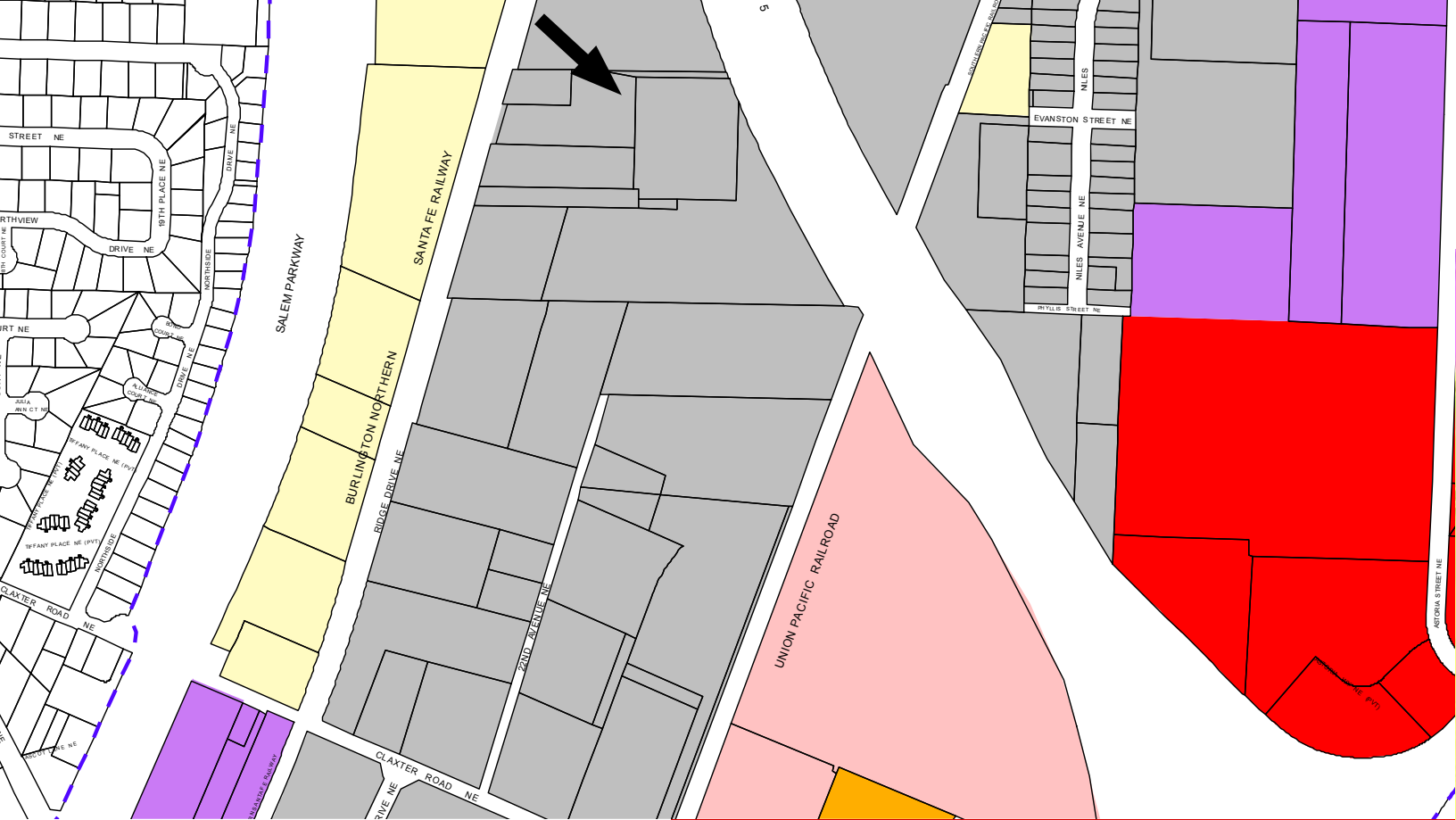


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City of Salem, Oregon
Community Planning and Development
Planning Division

Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II

ZONING DESCRIPTION

(IG) General Industrial

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This zone allows for a variety of manufacturing, assembly, and wholesale type uses. For a full detail you can visit our website Resources Page, which has a PDF copy of all the Salem Oregon zone descriptions.



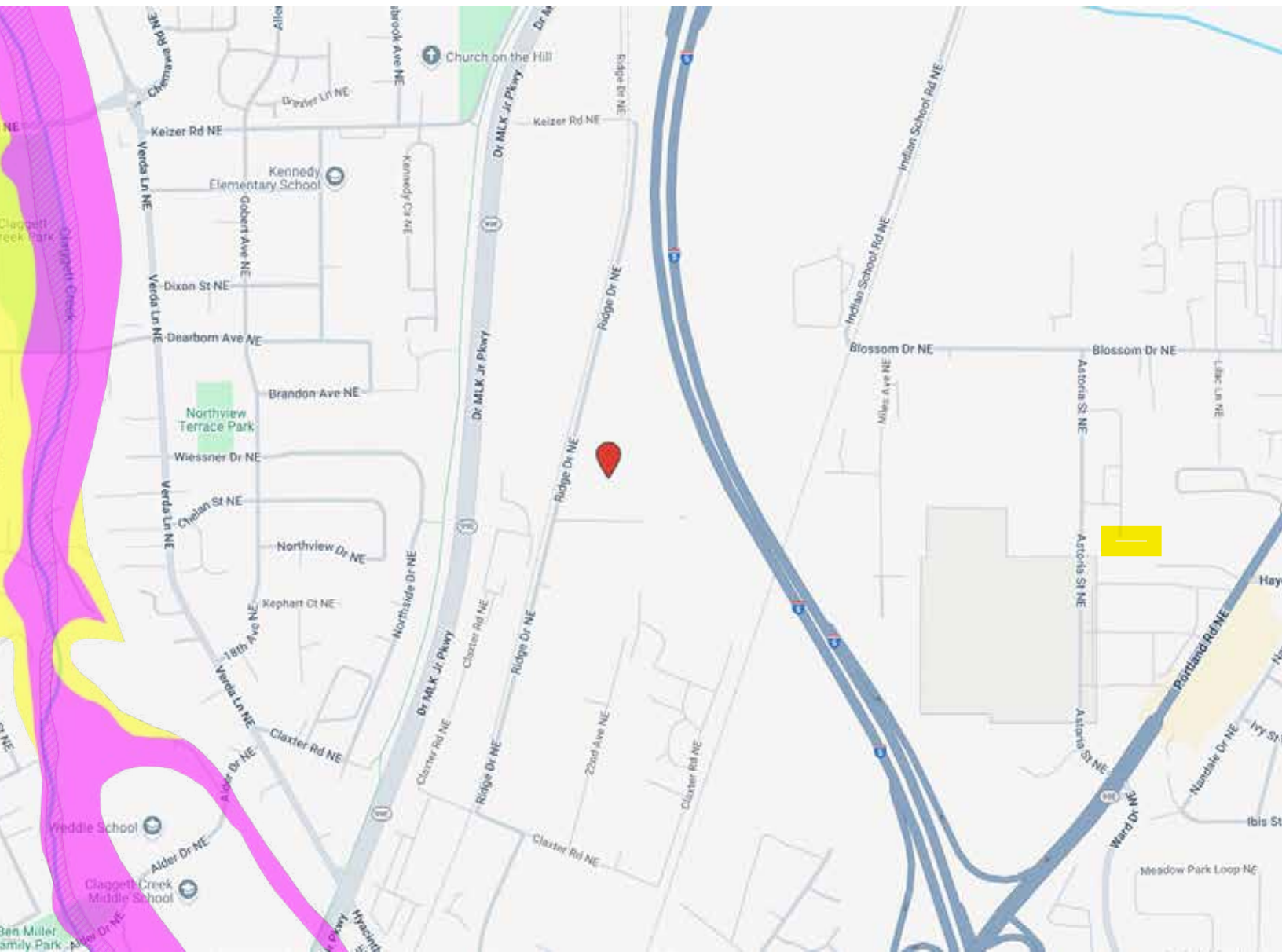
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Legend: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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