



OFFERED AT
\$0.95/ 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



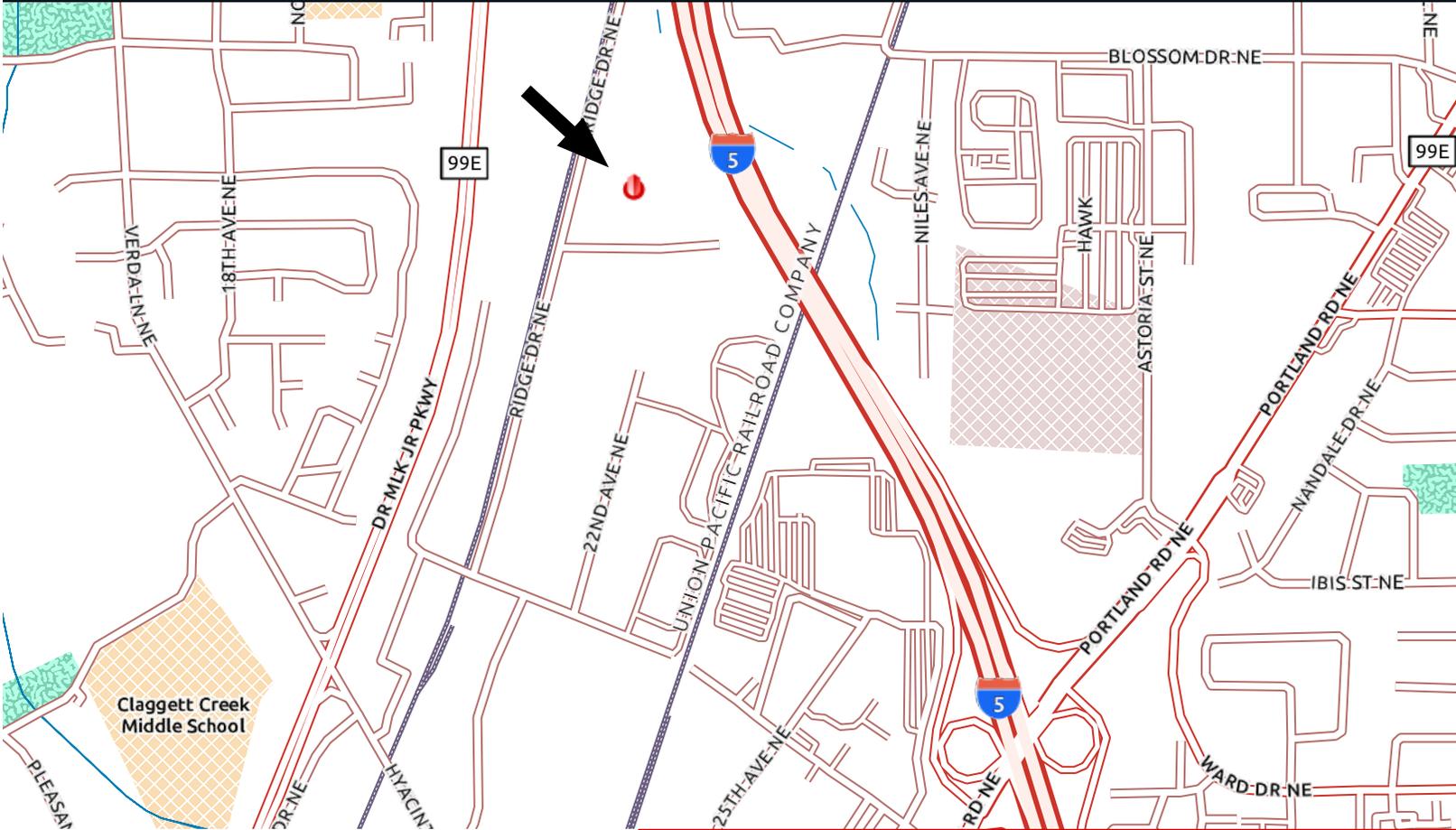
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Oregon Real Estate Agency Disclosure Pamphlet





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



LOCATION Area Map

4662 Ridge Dr NE Salem OR 97301

Located in northeast Salem near Lancaster Drive and I-5, this property offers convenient access to downtown and major transportation routes. Surrounded by established commercial and industrial businesses.

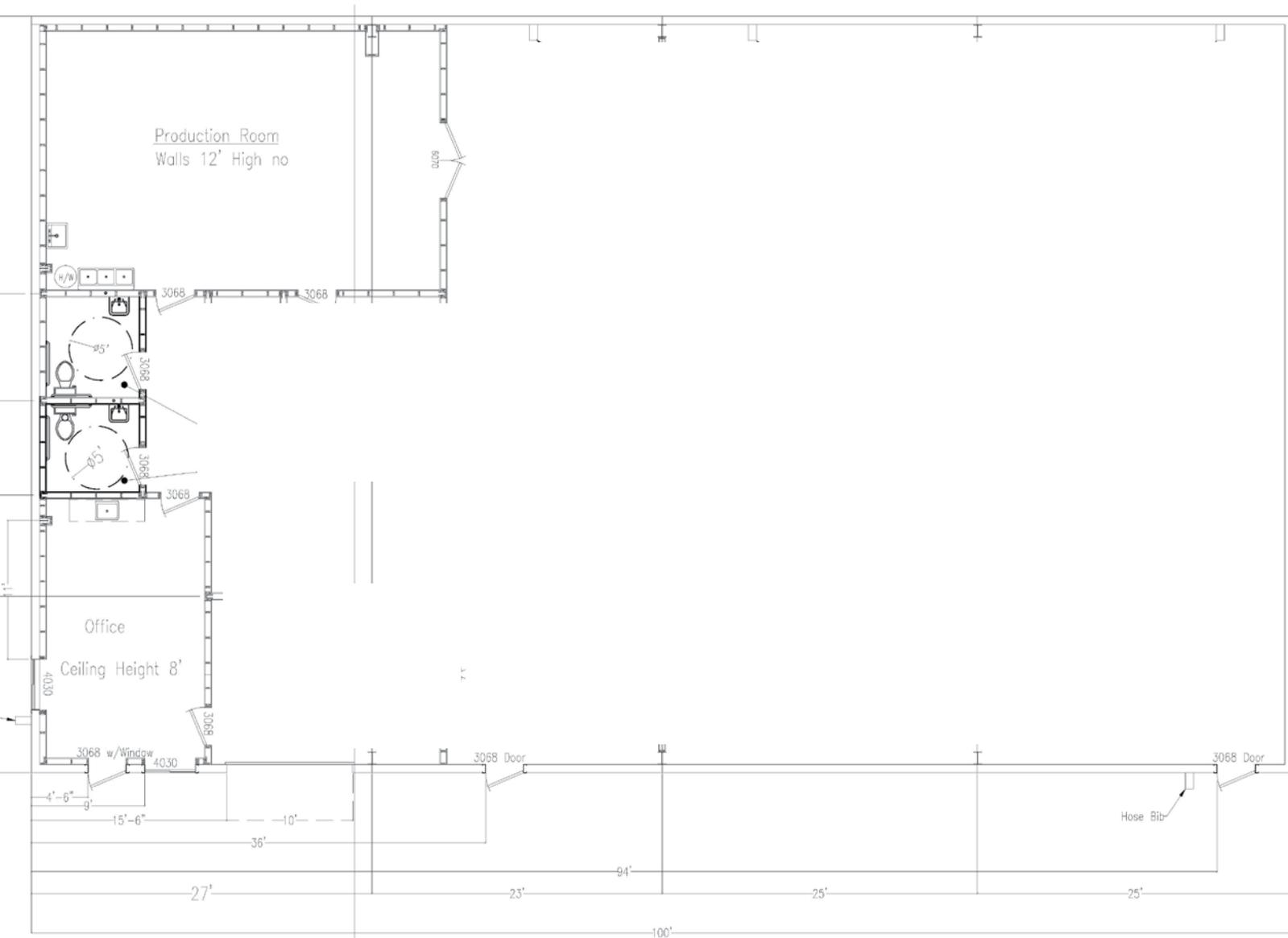


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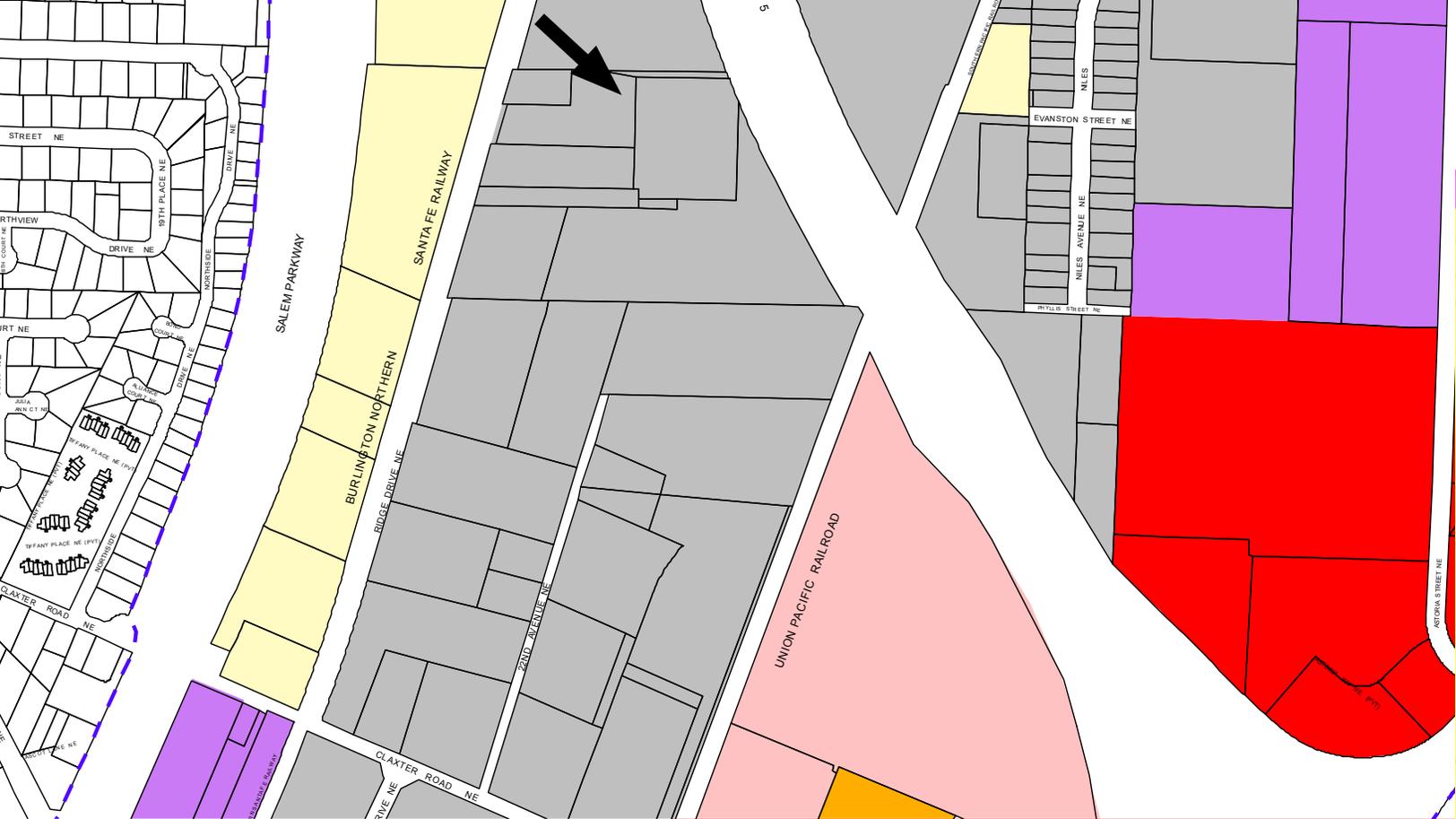
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Zoning Designations

- EFU - Exclusive Farm Use
- RA - Residential Agriculture
- RS - Single Family Residential
- RD - Duplex Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RH - Multiple Family High-Rise Residential
- CO - Commercial Office
- CN - Neighborhood Commercial
- CR - Retail Commercial
- CG - General Commercial
- CB - Central Business District
- WSCB - West Salem Central Business District
- IC - Industrial Commercial
- IBC - Industrial Business Campus
- IP - Industrial Park
- IG - General Industrial



ZONING DESCRIPTION
(IG) General Industrial

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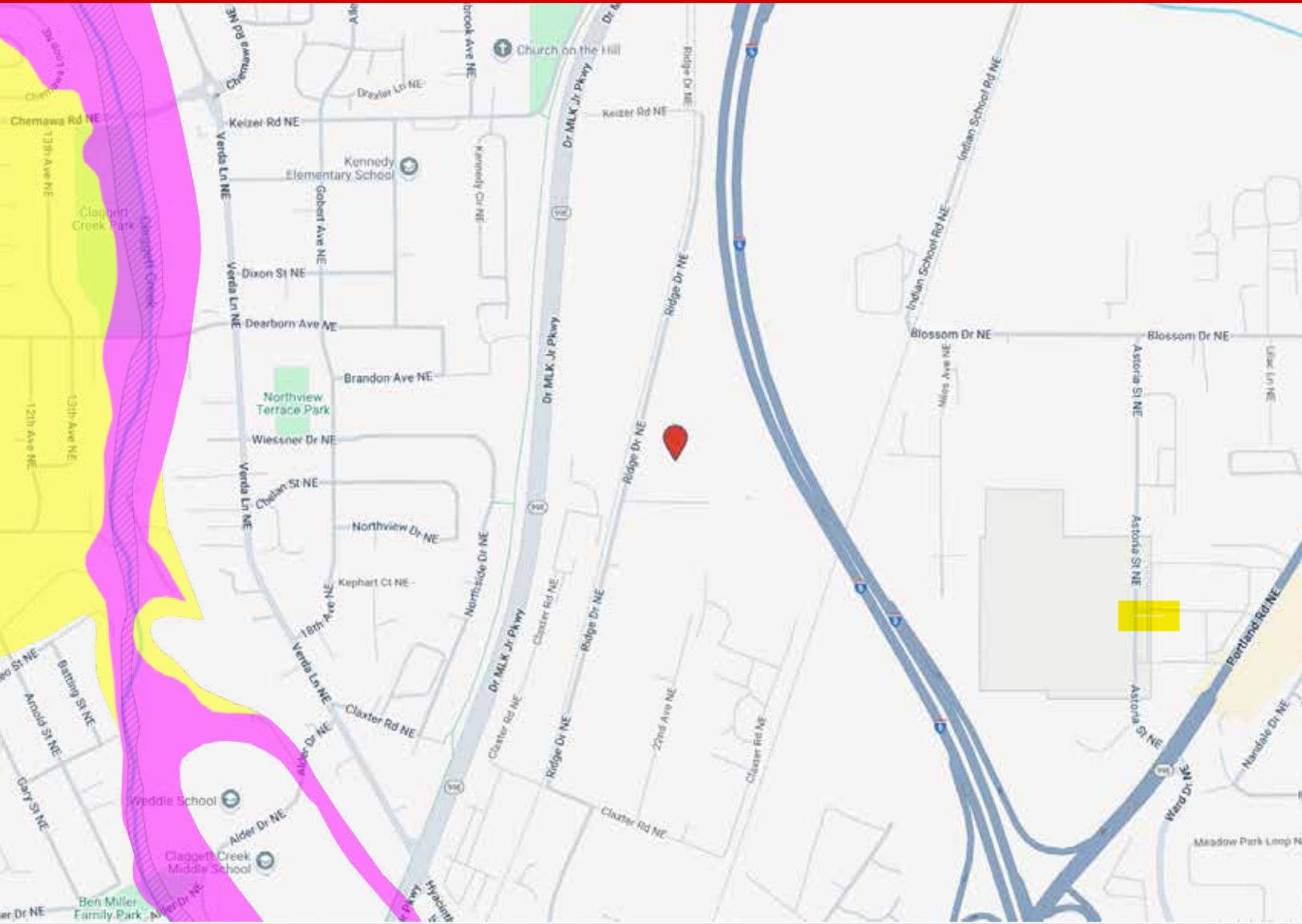
This zone allows for a variety of manufacturing, assembly, and wholesale type uses. For a full detail you can visit our website Resources Page, which has a PDF copy of all the Salem Oregon zone descriptions.



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



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