



**OFFERED AT
\$4,220/ MO MG**

4055 Turner SE Salem OR 97317

READY-TO-GO INDUSTRIAL SHOPS - UPDATED & ACCESSIBLE

Two updated shop buildings are available for lease, each designed for individual occupancy. Building 1 (35' x 48') features a new office, restroom, upgraded warehouse lighting, and an overhead door. Building 2 (35' x 50') offers refreshed interiors, a secure storage room, ductless A/C, and a new roof. Both buildings are getting new siding, and tenants have the option to lease one or both spaces.

The property spans nearly 3 acres zoned Industrial with FedEx occupying the south half for truck parking, creating strong business synergy. The shop buildings sit on the north half with planned fencing and separate entrances. Located on S Turner Rd, just 3 miles from I-5 via Hwy 22, this site offers excellent access for distribution, service, and trades.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 2 UPDATED SHOPS
- NEW OFFICE/RESTROOM
- DUCTLESS A/C
- WAREHOUSE LIGHTING
- OVERHEAD DOORS
- SECURE STORAGE
- NEW SIDING & ROOF
- NEAR I-5 & HWY 22
- S TURNER RD LOCATION
- SEPARATE ENTRANCES



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October 1, 2025



LOCAL BUSINESSES

- Amazon Distribution Center
- Home Depot Distribution
- Salem Airport
- Better Built Barns
- Peterson Cat
- Roberson RV Center
- Dollar General Distribution
- Lineage

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LOCATION Area Map

4055 Turner Rd SE Salem OR 97317

Central location for local business traffic, and near Highway 22 & I-5 for regional access.



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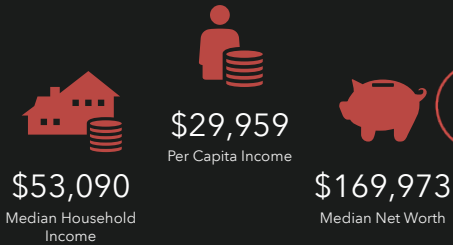
Employment Overview

4055 Turner Rd SE, Salem, Oregon, 97317

Drive time band of 0 - 5 minutes



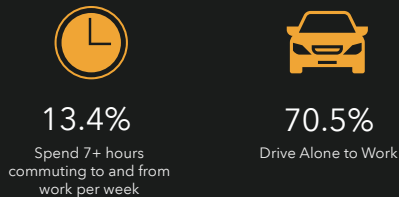
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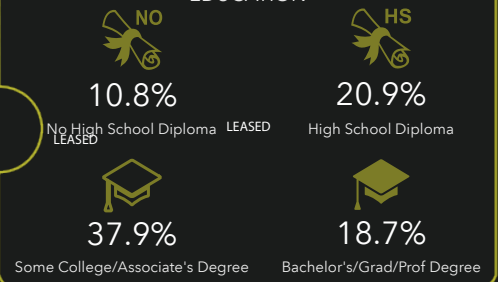
BUSINESS



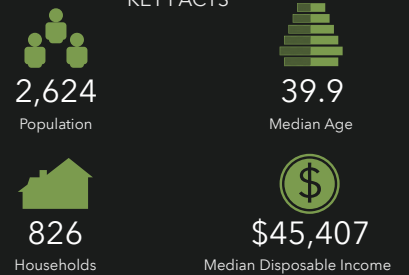
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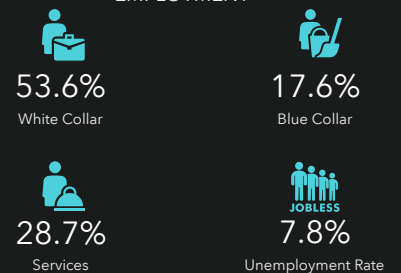
EDUCATION



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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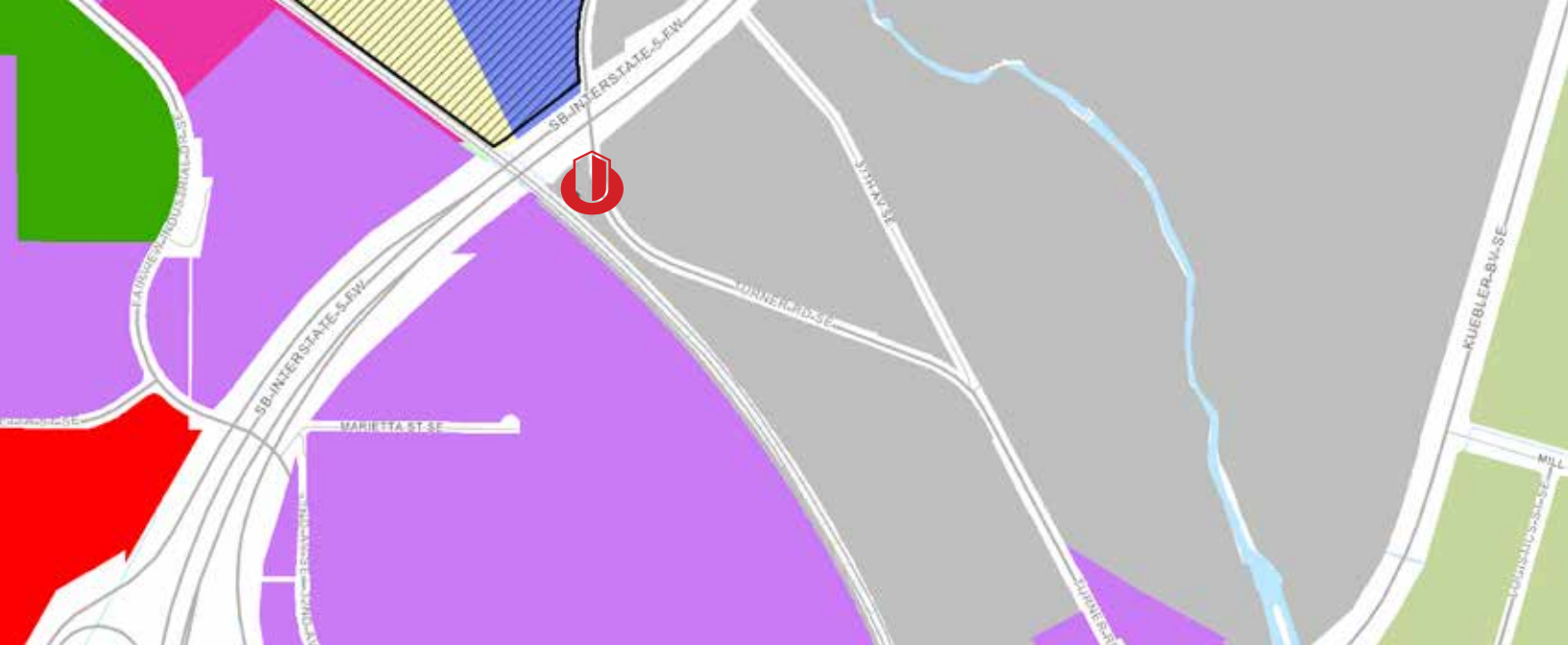


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Zoning Designations

- 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
- 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
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use



ZONING DESCRIPTION (IG) Industrial General

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The IG zone is focused on traditional manufacturing and warehouse distribution to a certain amount. What is really flexible about the IC zone is it allows a much broader set of uses that can be done in the complex. For details on this zone, the code can be found on our website under the resources page.



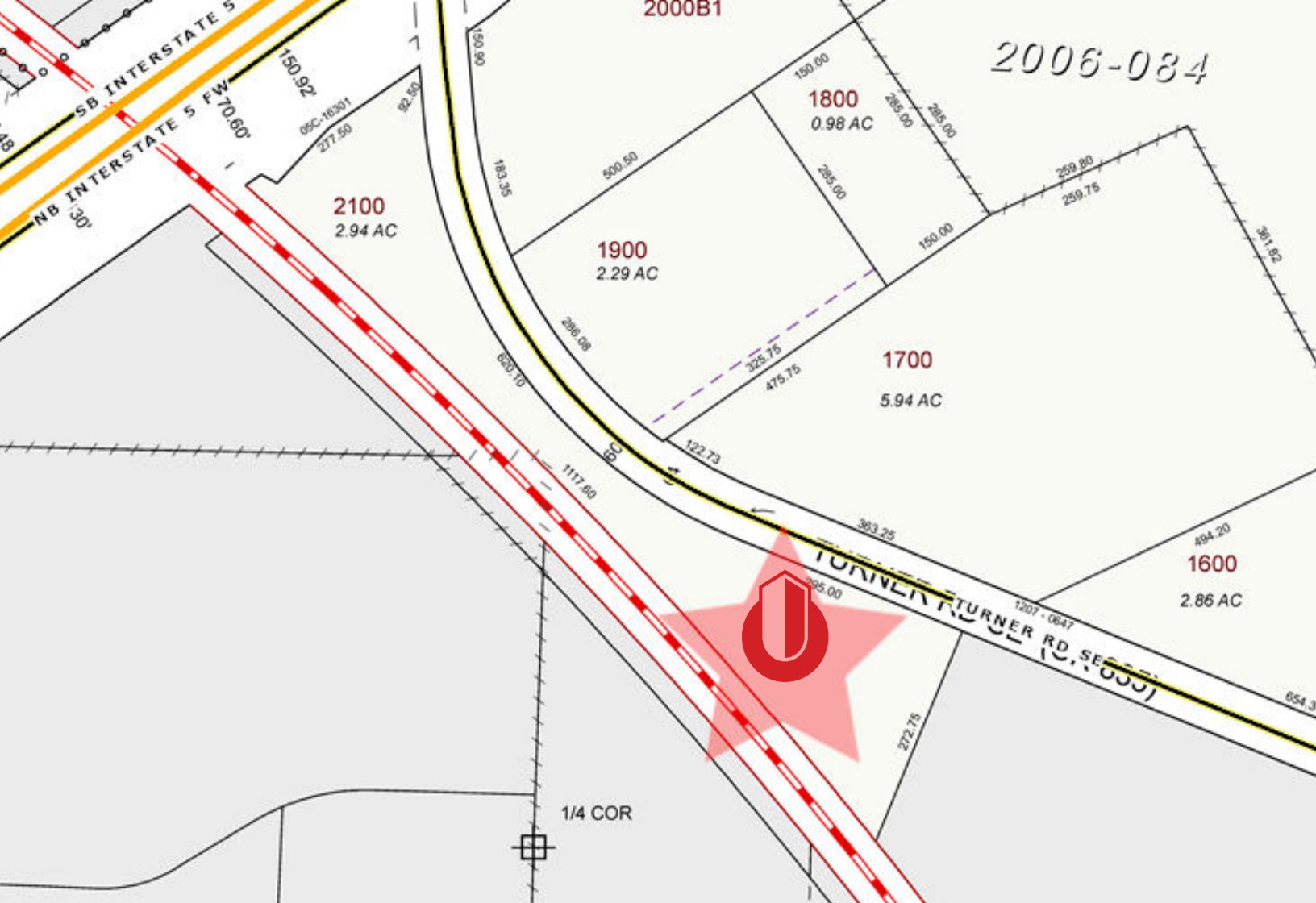
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COUNTY RECORDS

- 529501
- Map Tax Lot #082W07B002100
- 2.94 Acres
- 4,000 Square Feet
- Parcel #2100
- Property Class 201
- 24-25 taxes \$2858.36



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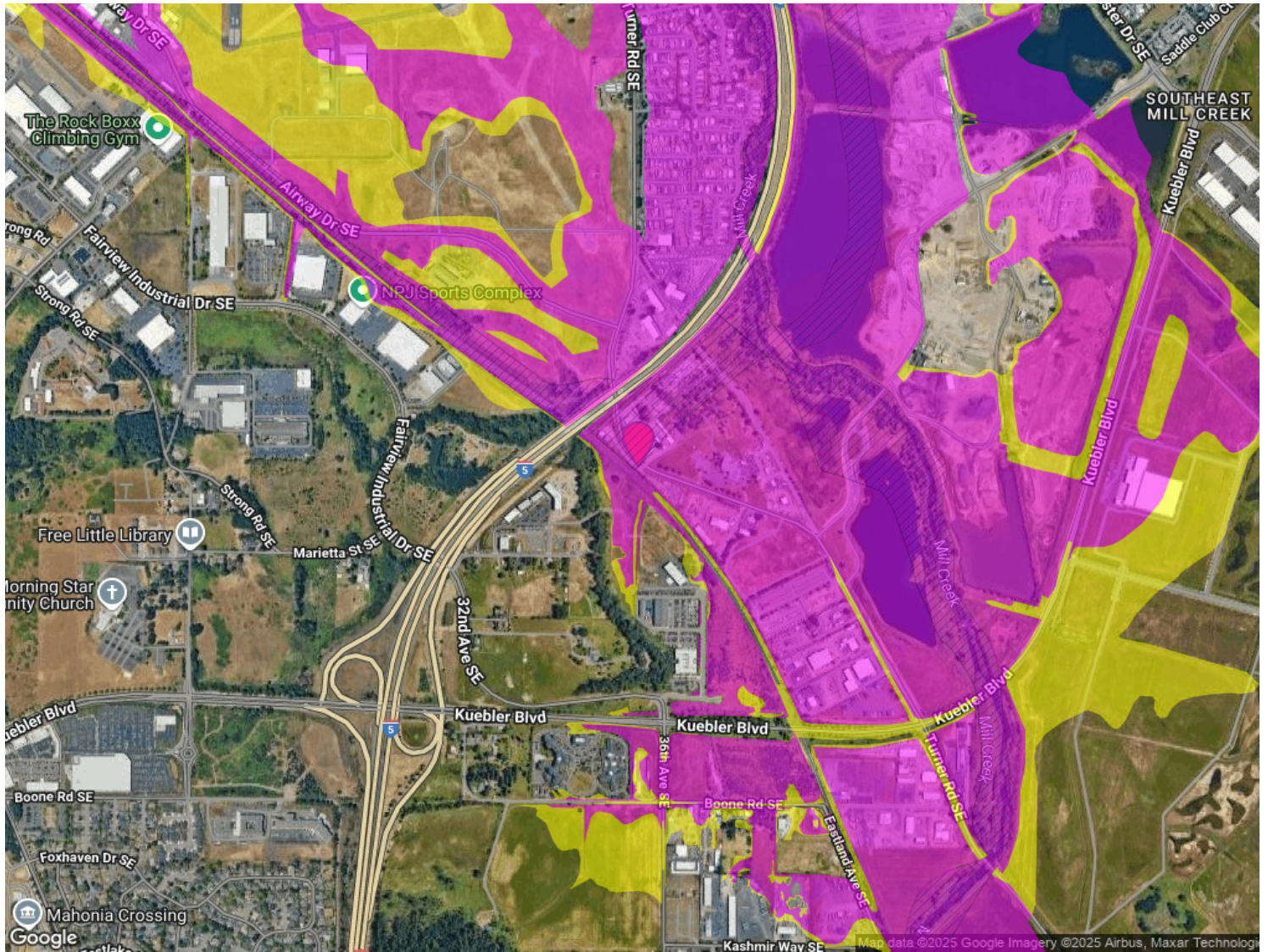
LOCATION Parcel Map

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Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.

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



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