



OFFERED AT  
**\$3,600,000**

**4660-4662 Ridge Dr NE. Salem Oregon 97301**  
GREAT OWNER/USER LOCATION WITH INCOME

Property consists of 2 buildings the 22,000 SF building is leased long term NNN basis. The 6,000 SF building is ready for an owner/user to occupy.

**Sale conditions: seller carried note minimum requirement of 15% down.**

**Truck accessible site with loading dock and great rental history. Less than 2 miles to I-5.**

#### FEATURES

- GENERAL INDUSTRIAL ZONE
- BUILDING #1: 22,000 SF
- BUILDING #2: 6,000 SF
- 3 PHASE POWER
- TEMP CONTROLLED FACILITY
- EXISTING LAB/ PREP KITCHEN
- HUGE POWER DISTRIBUTION
- AVAILABLE LOADING DOCK
- <2 MILE TO I-5
- TRUCK CIRCULATION



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lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet

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## 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

**4660-4662 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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## Employment Overview

4660 Ridge Dr NE, Salem, Oregon, 97301

Ring band of 0 - 1 miles



EDUCATION



17.9%

No High School Diploma



19.3%

High School Diploma



21.6%

Bachelor's/Grad/Prof Degree

BUSINESS



COMMUTERS



KEY FACTS

33.8  
Median Age\$53,924  
Median Disposable Income

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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EMPLOYMENT

32.1%  
Blue Collar5.6%  
Unemployment Rate**Ian Levin, CCIM**

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## COUNTY RECORDS

- Tax Acct#524859
- Map #073W01C000300
- 1.71 Acres (74,336 SF)
- Parcel #300 & 300L1
- Property Class 201
- 2025-26 Taxes: \$27,308.96

## LOCATION Parcel Map

**4660-4662 Ridge Dr NE Salem OR 97301**

Located in northeast Salem near Lancaster Drive and I-5, this Ridge Drive property offers fast access to downtown, the Salem Industrial Park, and regional distribution routes. The area is surrounded by established light-industrial, service, and commercial users, making it a practical and convenient business location.



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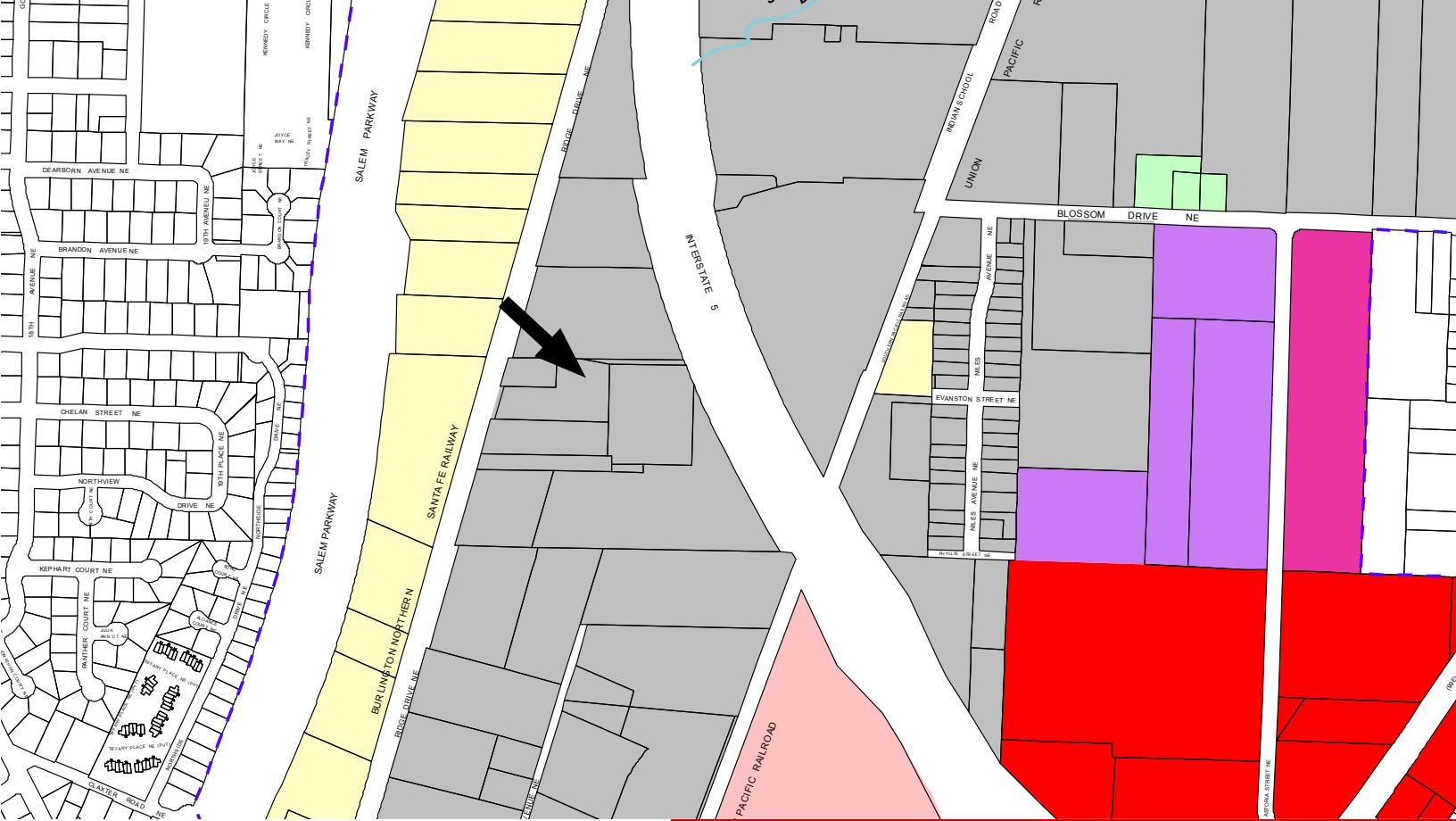
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#### Zoning Designations

- █ 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
- █ SCI - Second Street Craft Industrial Corridor



## ZONING DESCRIPTION (IG) General Industrial

**4660-4662 Ridge Dr NE Salem OR 97301**

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.

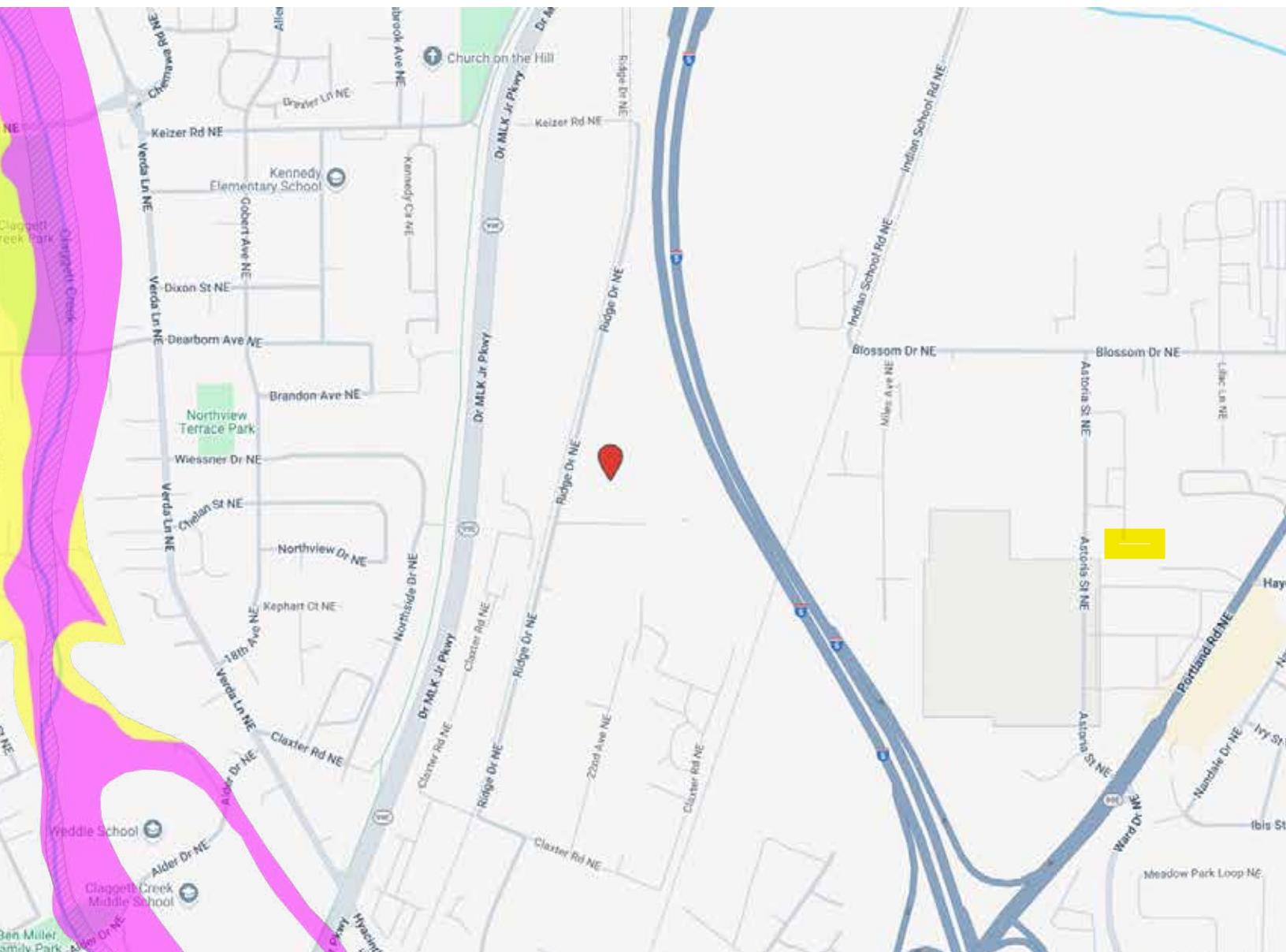


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es:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



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