NLCO

LEASE



OFFERED AT

$.75/ SF NNN

3530 Brady Ct. Salem Oregon 97301

HEAVY INDUSTRIAL BUILDING

Building has massive amounts of eletrical power!

This property is comprised of 3 structures The main building is 13,300 SF with office and warehouse. The back building is 4000 SF and includes some second floor office. This building also features 2 rail cranes with 3 ton capacity. Adjacent to the main building is an 800 SF shed. There is additional power available in the transformer on site to increase electrical service with another 1600 AMPs of 480 V, 3 phase. To accompany this abundant power, the floor is extra thick to hold any type of equipment. Currently the building is not covered with fire suppression. This was not a requirement when the building was constructed. There is an opportunity to discuss addition of a system to the building for a long term credit worthy tenant. A non-potable well is onsite for cooling equipment.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 17,400 SQUARE FEET
- 800 AMPS 480V 3 PHASE
- NON COMBUSTABLE BUILDING
- ABUNDANT PARKING
- GATED YARD
- DRIVE THRU BUILDING
- RAIL CRANES IN BLDG #2
- OUTDOOR STORAGE
- > 1 MILE TO I–5
- OFFICES AND BREAK ROOM
- 16’ EVE HEIGHT
- NON-POTABLE WELL









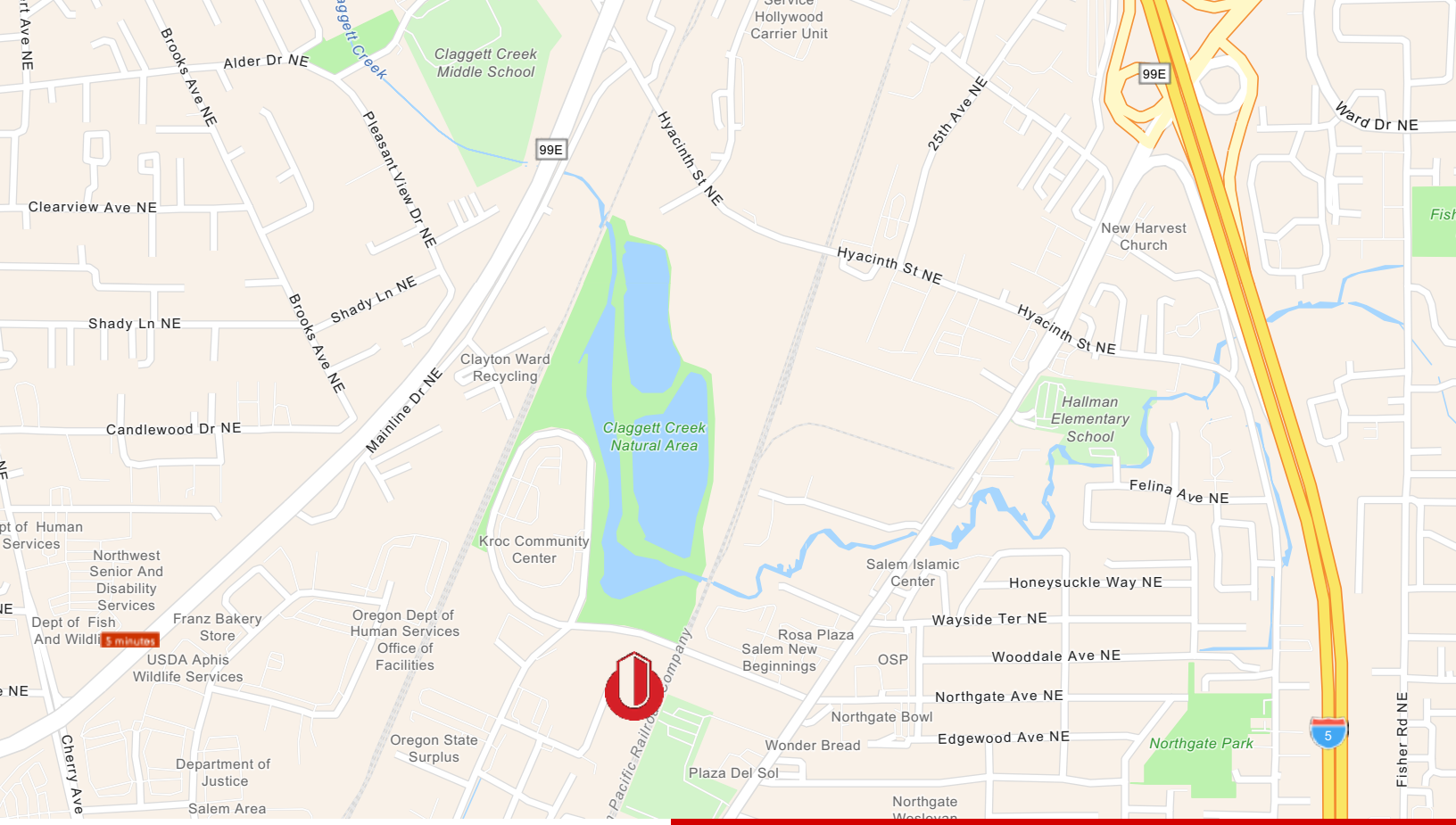
Ian Levin, CCIM
NLCO

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

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October 21, 2026



LOCAL BUSINESSES

- UPS Ground
- State of Oregon Surplus
- Marion County Food Bank
- Bonn Roof Care
- Allied Building Materials
- Comcast
- El Torito
- Pacific Safety Supply
- Gelco Construction
- KP Health

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LOCATION

Area Map

3530 Brady Ct NE Salem OR 97301

Incredible location with exposure and access from both Portland Rd. NE and Lancaster Dr. NE







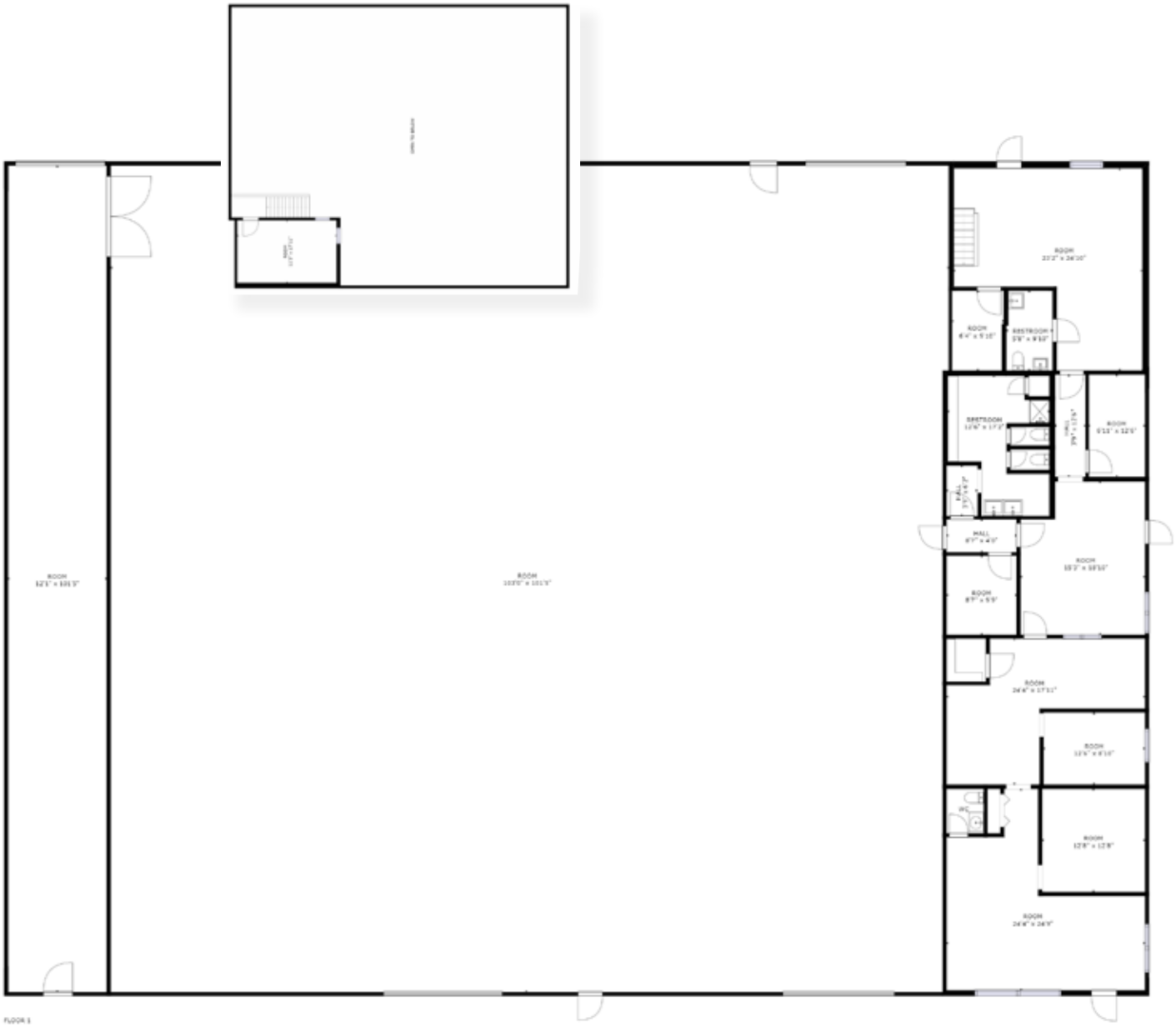
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SPACE PLAN









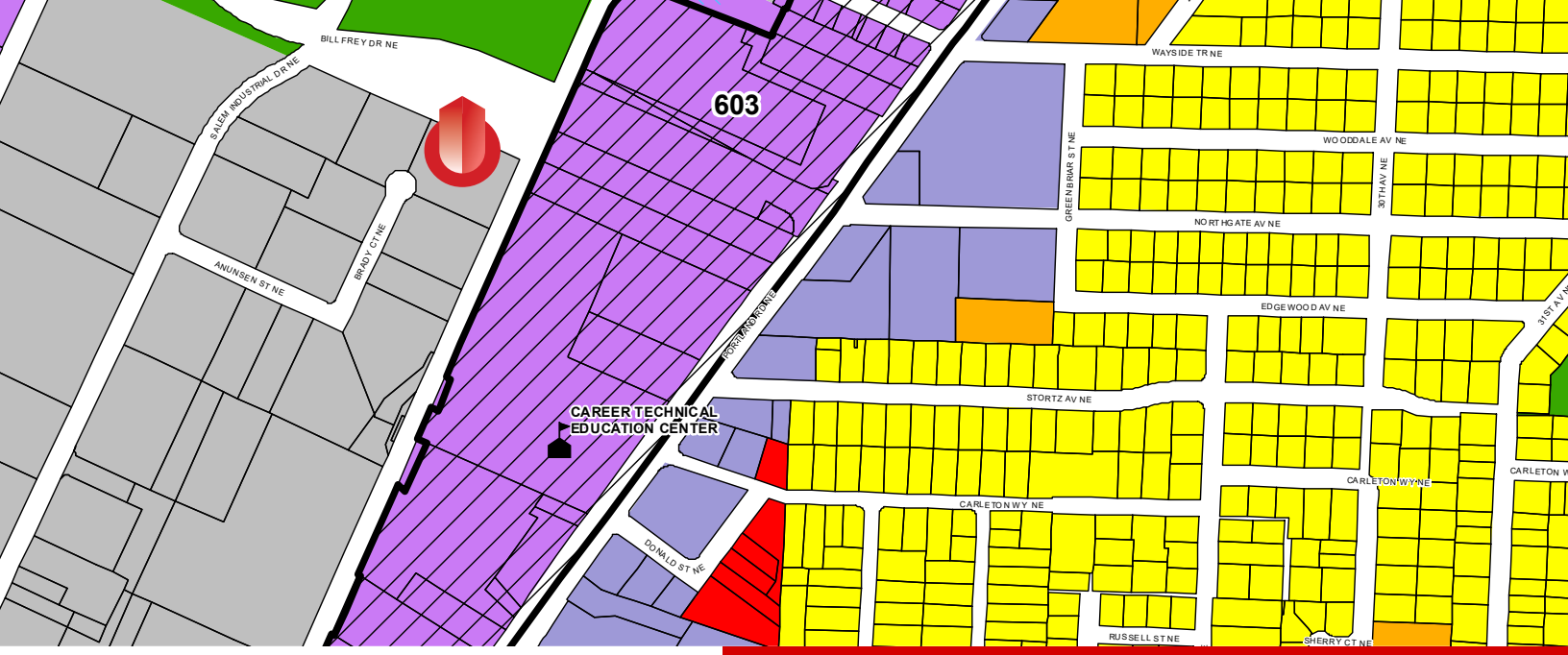


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Zoning Designations

- 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 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
- 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

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ZONING DESCRIPTION

(IG) General Industrial

3530 Brady Ct NE Salem, OR 97301

The General Industrial Zone can accomodate almost any industrial activity from distributiuon to heavy manufacturing. This property has functioned most of its useful life as a metal foundary. The zone description can be read in full on our website, www.nathanlevinco.com.







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DEMOGRAPHICS

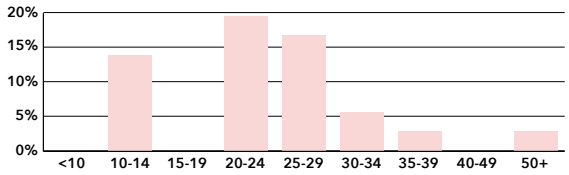
COMMUNITY SUMMARY

3530 Brady Ct NE, Salem, Oregon, 97301 2
Drive time of 5 minutes

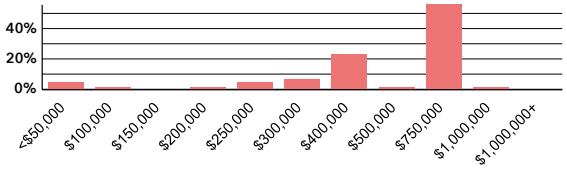
290	0.39%	2.19	82.3	33.3	$68,999	$533,088	$94,243	26.2%	63.7%	11.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

24.3%	34.8%	41.7%
Services	Blue Collar	White Collar

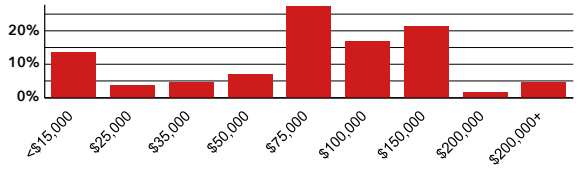
Mortgage as Percent of Salary



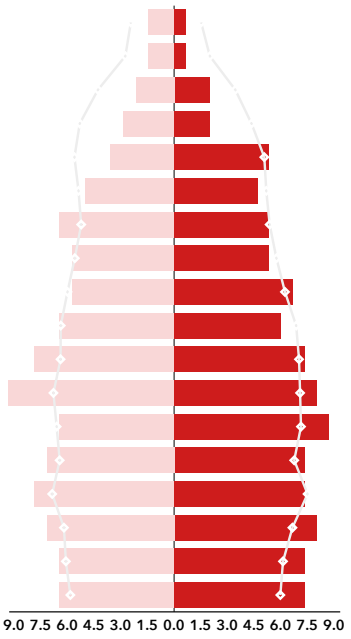
Home Value



Household Income

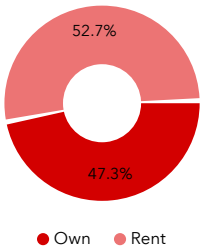


Age Profile: 5 Year Increments

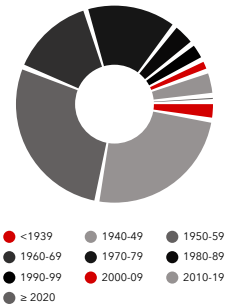


Dots show comparison to: Marion County

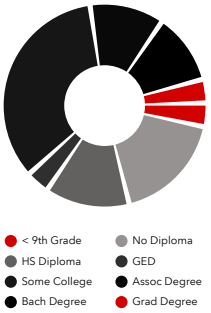
Home Ownership



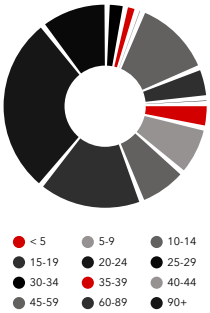
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2026), ACS (2020-2024).

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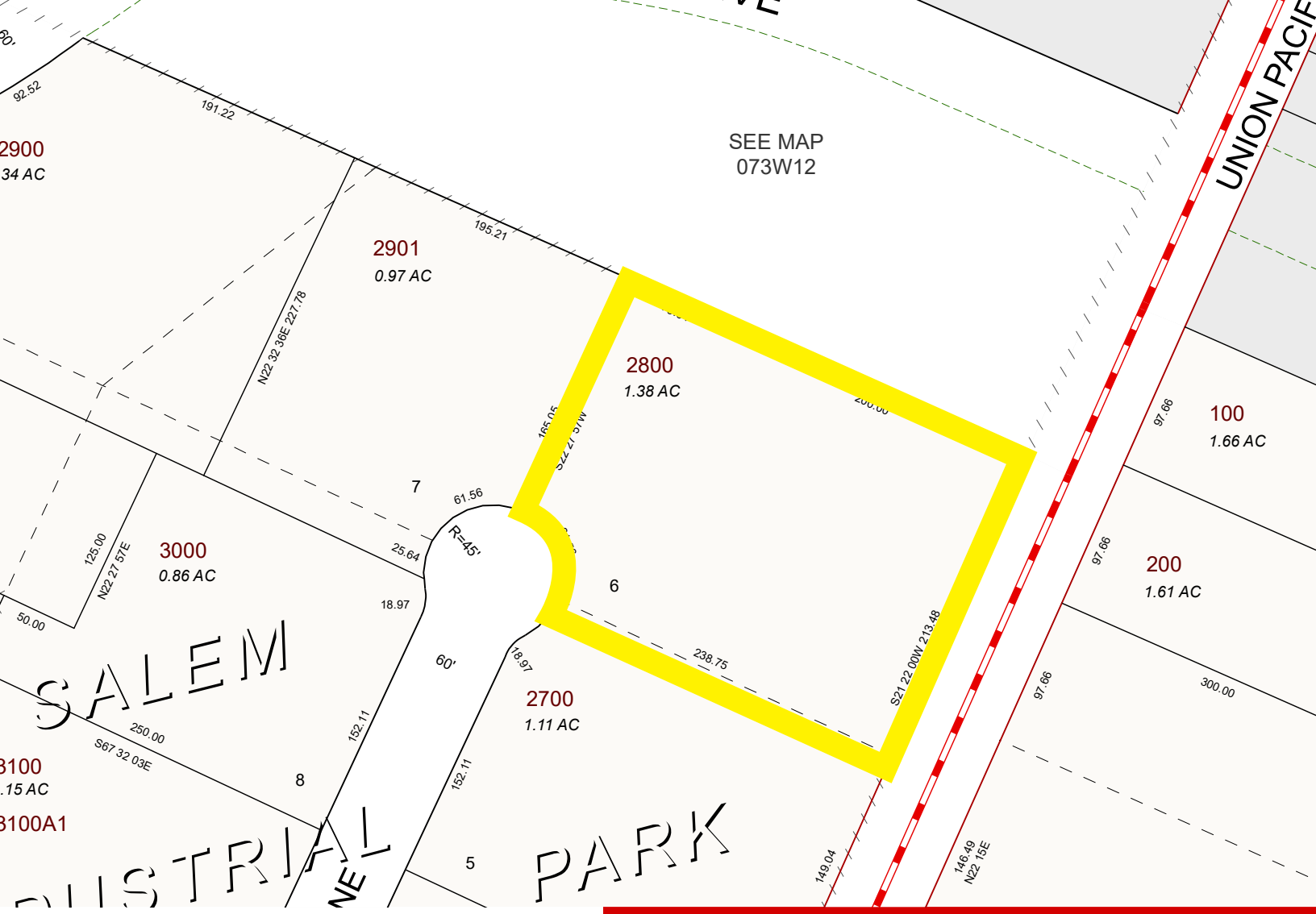


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COUNTY RECORDS

- 589804
- Map Tax Lot #073W12CC02800
- 1.38 Acres
- 60,113 Square Feet
- Parcel #2800
- Property Class 201
- 2025 taxes $10,772.28

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LOCATION

Parcel Map

3530 Brady Ct NE Salem, OR 97301

Located in Marion County, the property has the benefit of connecting to the City of Salem sanitary sewer system, while operating on well water. This means no water bill other than well testing and maintennance. This also means the property benefits from Salem commerce while not paying all the Salem municipal tax rates.



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FLOOD MAP



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



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