

**FOR SALE OR LEASE
INDUSTRIAL BUILDING**

**FOR OWNER OR TENANT
576 Patterson NW, Salem Oregon**



Site: Prox. 2.5 Acres (380' X 463') Can be 4 AC West Salem Industrial Area. Take Marion Bridge from downtown Westerly on Edgewater Road then second right on Patterson Avenue to site.

Zoning: Industrial

Improvements: Prox 50,000 sf masonry building built prox. 1947, 14' - 24' Ceiling, Dock & Garage Doors, Sprinklered

Sales Price: \$2,000,000 (prox. \$40 / sf) or 4 AC \$ 2,350,000

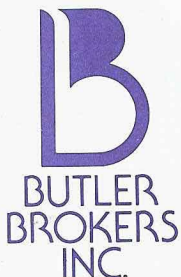
Lease Rate: Up to 41,000 s.f. @ 30-35 cents/sf NNN.
(Balance of Building has 3 Tenants).

Taxes: \$ 11,187.69

Reports: ALTA Survey, Level 2 Report, No Further Action Letter

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