

South Salem Industrial Site

3741 LANGLEY STREET SE | SALEM, OR 97317



FOR SALE

Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

Stu Peterson, SIOR

503.972.7288

stu@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

3741 Langley Street SE, Salem, OR 97317



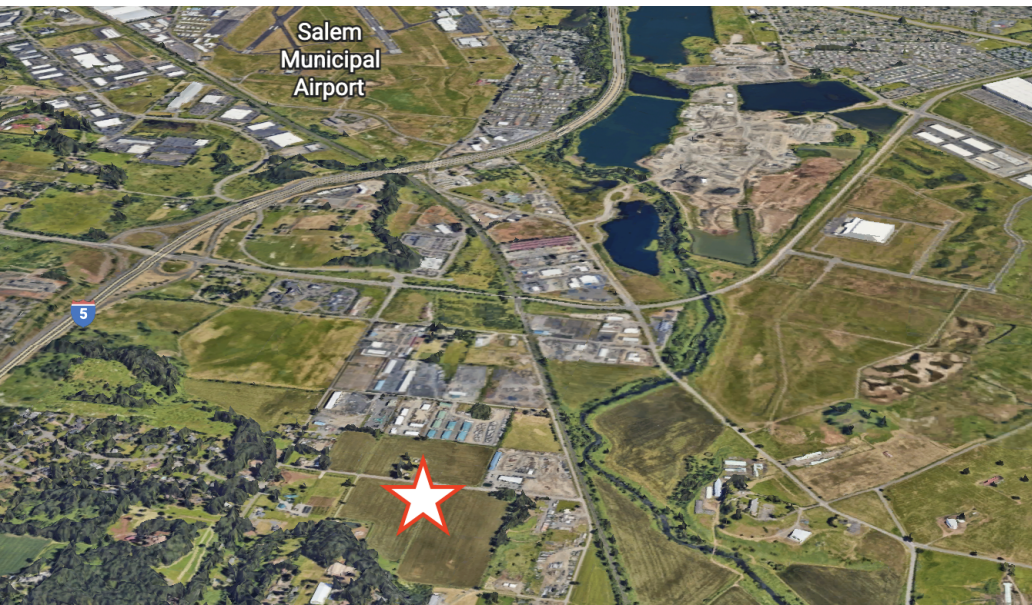
PROPERTY DESCRIPTION

Large industrial land site available for sale, scarce in the region for comparable size and I-5 proximity. Opportunity for an industrial campus, speculative project, or headquarter location. Flat topography and years of farming offer favorable development characteristics.

The property is located within the City of Salem's comprehensive plan as "Industrial" and is eligible for annexation. A buyer or annexing-party can choose between the "Industrial Park" designation and the "General Industrial" designation and the process is expected to last 6 months. Outright permitted uses include Warehouse & Distribution, Manufacturing, Laboratory R&D, and more.

LOCATION DESCRIPTION

The property is located within a 3-minute drive to I-5 and it is just south of the Salem Airport.



PROPERTY HIGHLIGHTS

- Inside Salem UGB
- Multiple access points
- One of Salem's last large industrial sites
- Flat topography
- Eligible for annexation
- Nearby development projects are enhancing development infrastructure: call broker for details

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	47.66 Acres



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