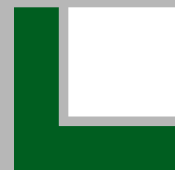


INDUSTRIAL PROPERTY | FOR LEASE

# 809 EDGEWATER - \$0.40/SF

809 Edgewater St NW, Salem, OR 97304



## PROPERTY SUMMARY

Available SF: 70,500 SF

Lease Rate: \$0.40 SF/month (MG)

Lot Size: 3.0 Acres

Building Size: 70,500

Zoning: ESMU

## PROPERTY OVERVIEW

809 Edgewater, the longtime Oregon Fruit Processing Facility is now entirely vacant with large portions available for Lease. This food processing facility has multiple truck docs and is 53' tractor trailer friendly. When this facility was in full production it employed 100's of folks and catered to their needs with kitchens, break rooms and large restrooms. Inside this huge expanse of 70,500 SF are areas ideal for storage, areas ideal for food processing complete with floor drains, and office spaces that are functional but could use some tlc. This new Landlord is willing to review offers and has begun the pricing of \$0.40/SF/MG. Early offers will enjoy the luxury to carve out space that will suit their needs with little resistance. Call Listing Broker for showing instructions.

## PROPERTY HIGHLIGHTS

- 70,500 Total SF
- Warehouse Space
- Floor Drains
- 53' Truck Friendly
- Roll-up Doors
- Storage, Storage, Storage
- \$0.40/SF/Modified Gross



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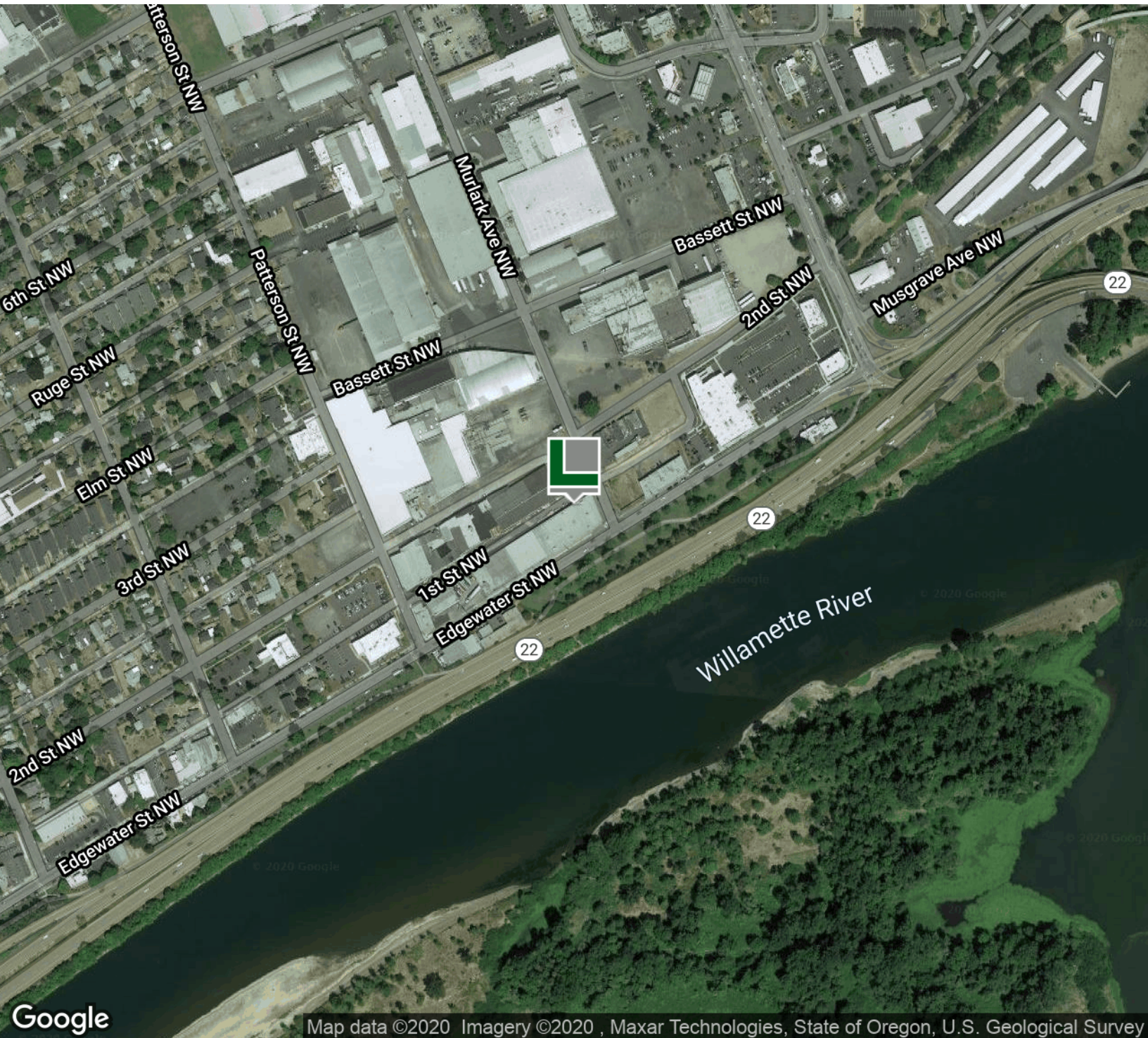
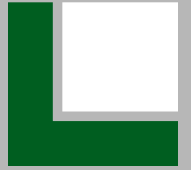




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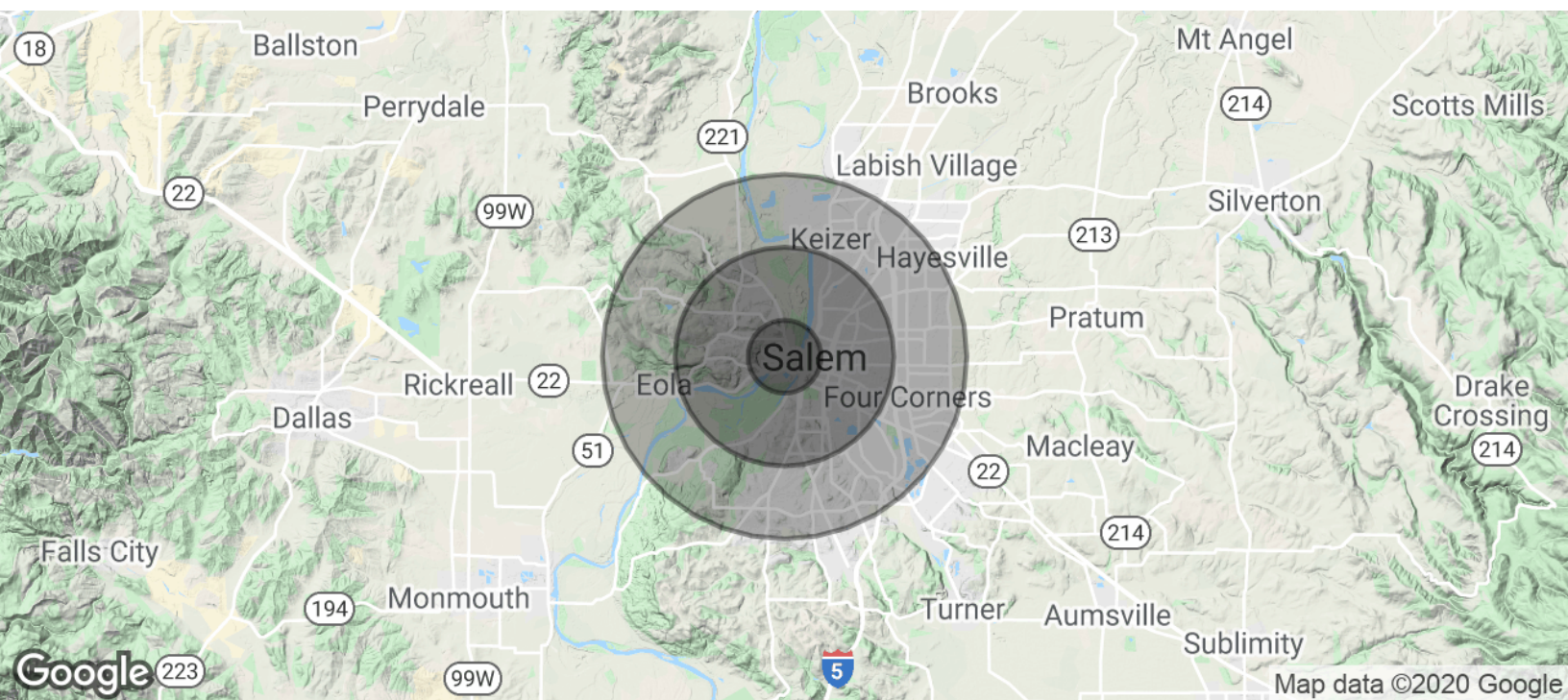




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,756	77,337	195,570
Median age	36.4	37.1	35.7
Median age (Male)	37.7	36.6	34.6
Median age (Female)	36.1	37.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,569	30,748	74,112
# of persons per HH	2.5	2.5	2.6
Average HH income	\$55,401	\$57,627	\$56,318
Average house value	\$204,003	\$226,231	\$209,409

\* Demographic data derived from 2010 US Census