



#### PROPERTY HIGHLIGHTS

- - New carpet and fresh paint for a modern interior
- - Dedicated server room with rack for tech infrastructure
- - High-speed fiber internet for seamless connectivity
- - Ample onsite parking for convenience
- - Solar panels for sustainable energy efficiency
- - Proximity to Interstate 5 for easy accessibility
- - Convenient location near Highway 22 for travel options
- - Close to Salem Municipal Airport for business travel ease

#### PROPERTY DESCRIPTION

Uncover an exceptional leasing opportunity at this property. Boasting new carpet, fresh interior and exterior paint, a dedicated server room with rack, fiber internet, and solar panels, this space offers modern amenities for a seamless work environment. With ample onsite parking and its prime location near Interstate 5, Highway 22, and Salem Municipal Airport, this property provides convenient accessibility for tenants and visitors alike. Elevate your business operations in a space designed for efficiency and connectivity, offering a distinct advantage in the market. Seize the opportunity to lease this well-appointed property and position your business for success.

| SPACES                         | LEASE RATE      | SPACE SIZE |
|--------------------------------|-----------------|------------|
| 3993 Fairview Industrial Dr SE | \$1.25 SF/month | 21,800 SF  |

**MATT HOLSTEGE**

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#### OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| Lease Rate:      | \$1.25 SF/month (NNN) |
| Building Size:   | 21,800 SF             |
| Available SF:    | 21,800 SF             |
| Lot Size:        | 1.79 Acres            |
| Number of Units: | 1                     |
| Year Built:      | 2007                  |
| Renovated:       | 2023                  |
| Zoning:          | Industrial Commercial |

#### LOCATION OVERVIEW

Discover the vibrant surroundings of the property at 3993 Fairview Industrial Drive Southeast, Salem, OR, 97302. Situated in the heart of Salem, this locale offers access to a thriving business community and is within close proximity to popular amenities such as the Salem Convention Center, Riverfront Carousel, and Bush's Pasture Park. With a variety of dining options, boutique shops, and cultural attractions nearby, the area fosters a dynamic work-life balance for office tenants. Explore the rich history and natural beauty of Salem, while benefiting from a prime location for your business at the property.

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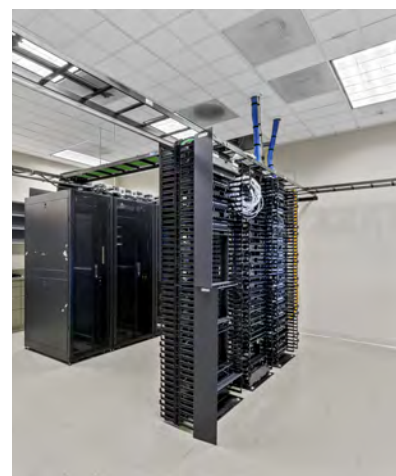
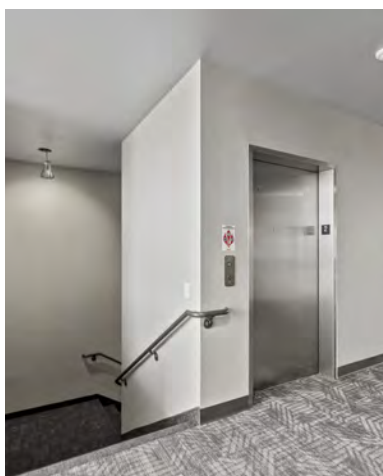
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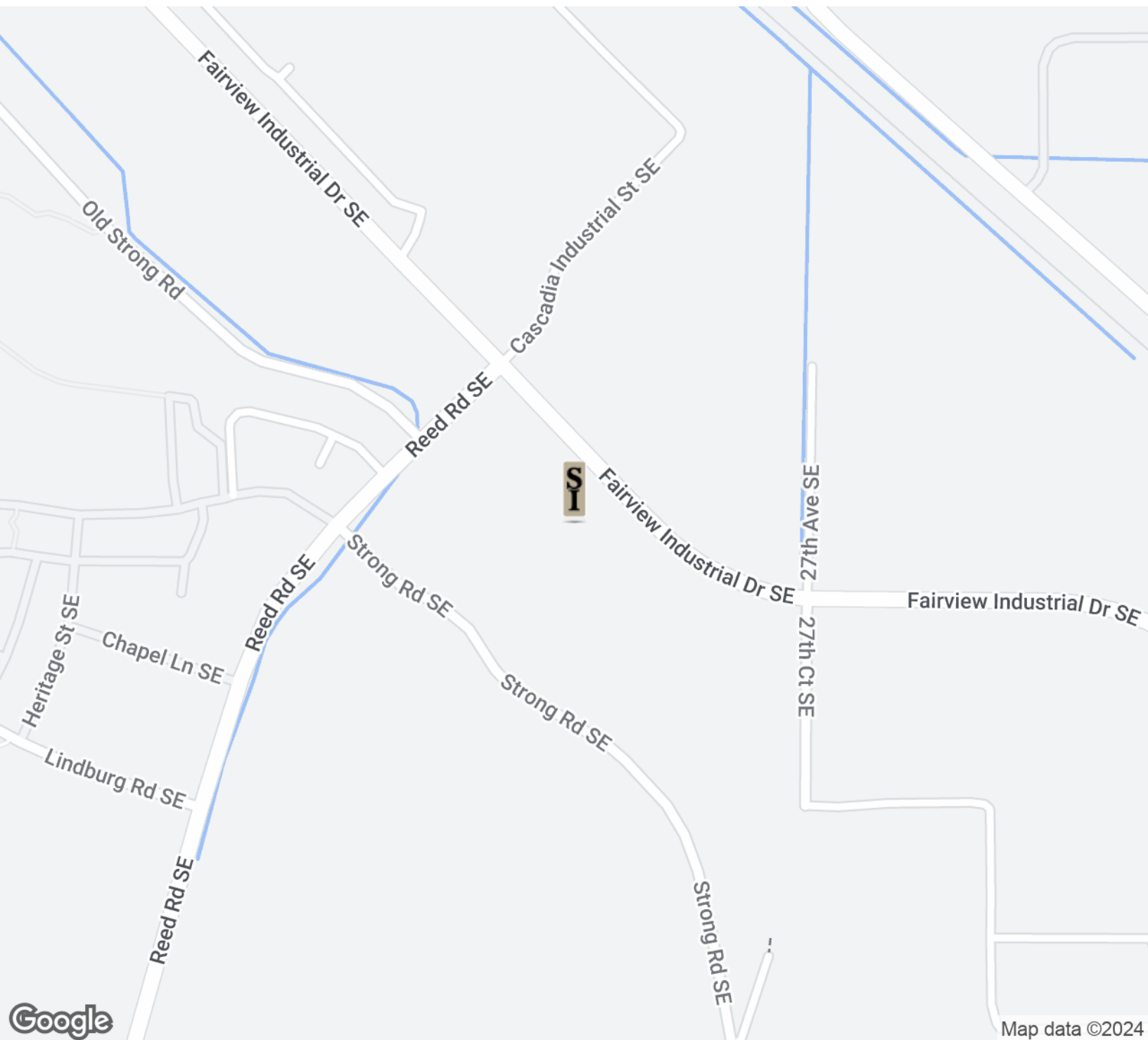
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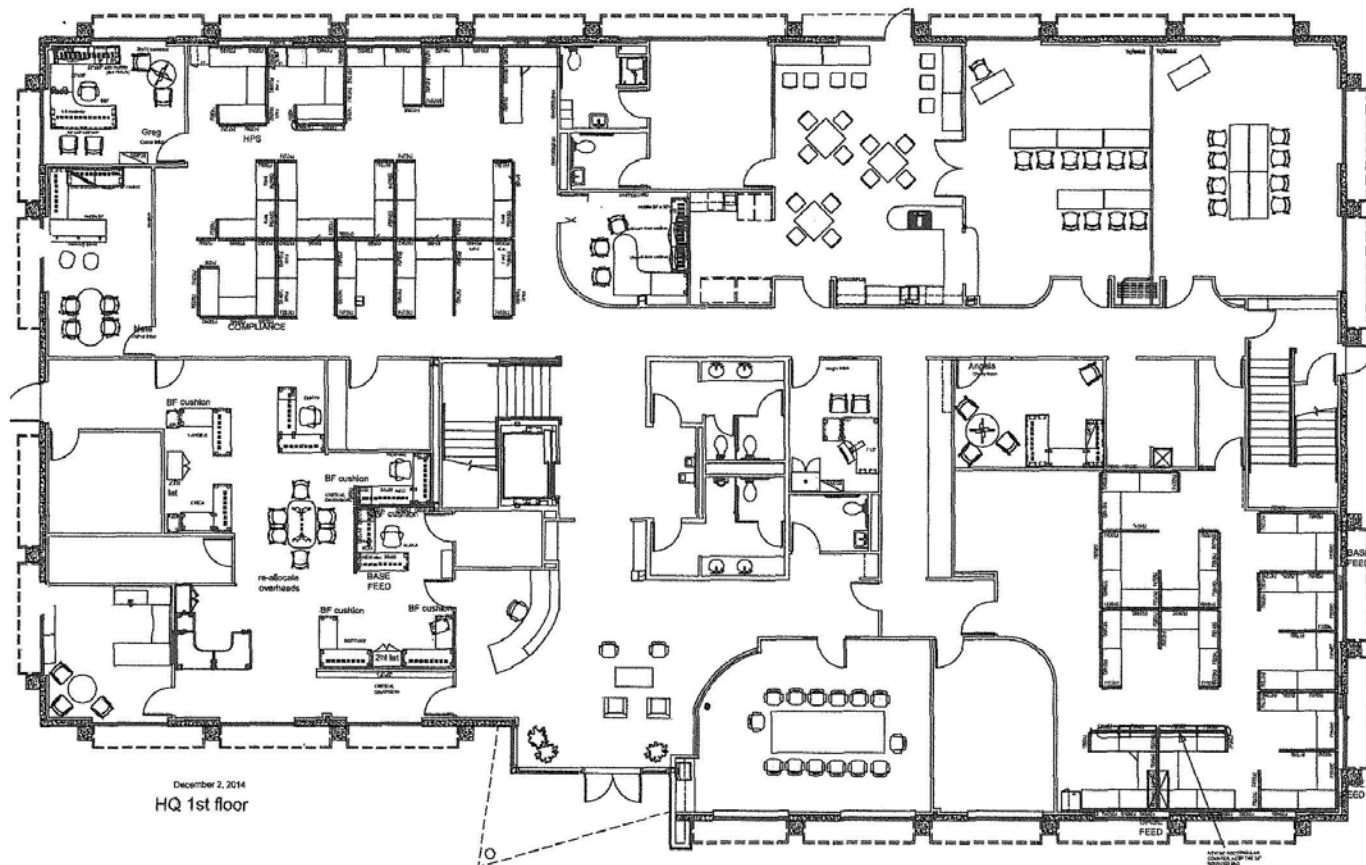
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## LEGEND

## LEASE INFORMATION

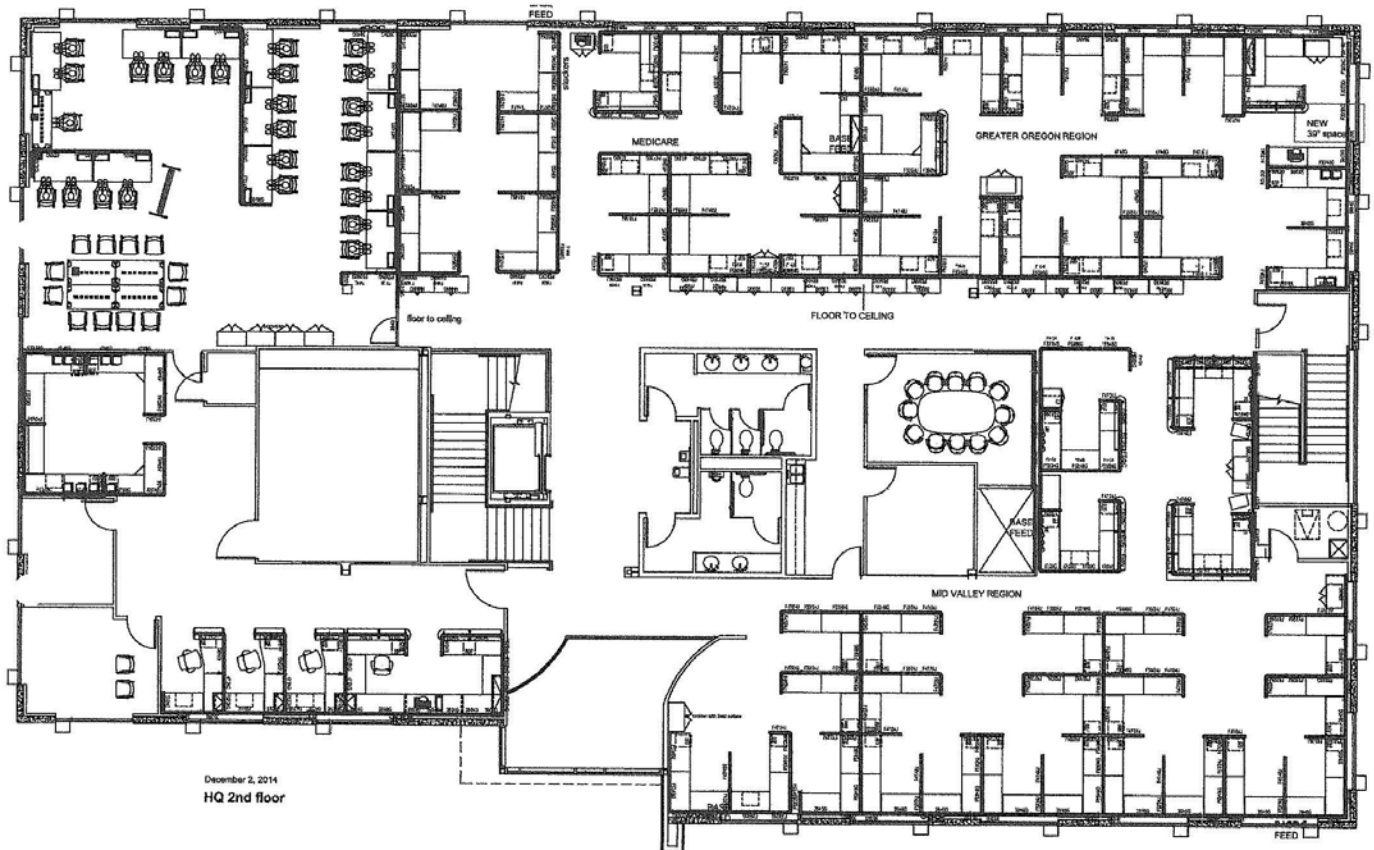
|              |           |
|--------------|-----------|
| Lease Type:  | NNN       |
| Total Space: | 21,800 SF |

|             |                 |
|-------------|-----------------|
| Lease Term: | Negotiable      |
| Lease Rate: | \$1.25 SF/month |

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