

# For Lease



## Kohls Business Park

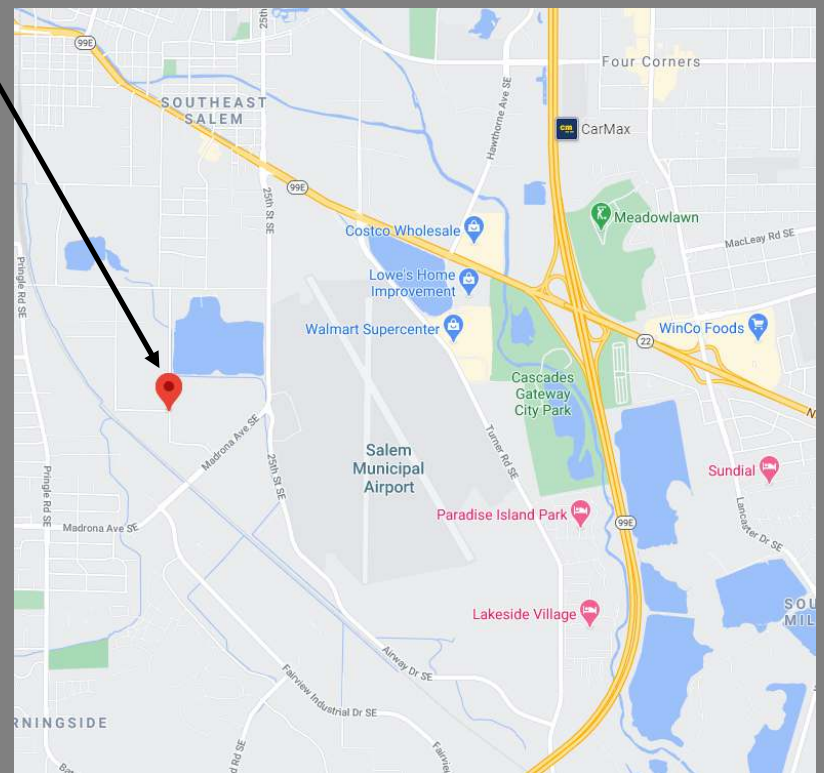
SE Vista Ave & 22nd Street Salem, Oregon 97302



**Ideal Location minutes to I-5 and Airport**

**In the heart of Salem's Brewery District**

- New Construction designed for business growth
- Owner Managed
- Space from 4,000 to 32,000 sqft
- Office Space build out available
- Clear span space
- IG Zoning
- Fire-sprinklered
- Enterprise Zone applicable
- Store front finishes
- EV Charging Stations



**503.585.0163—Dwayne S. Caldwell**

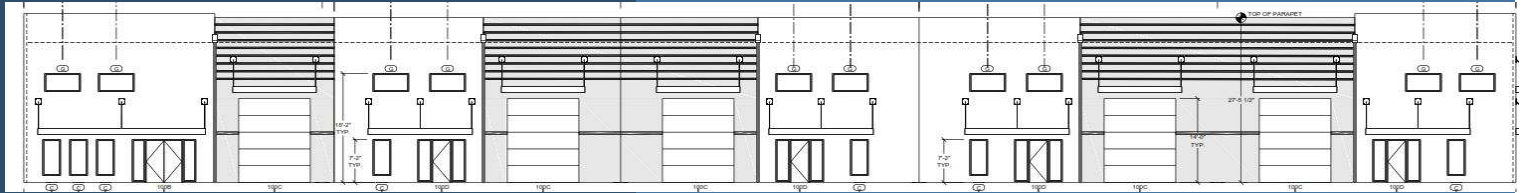
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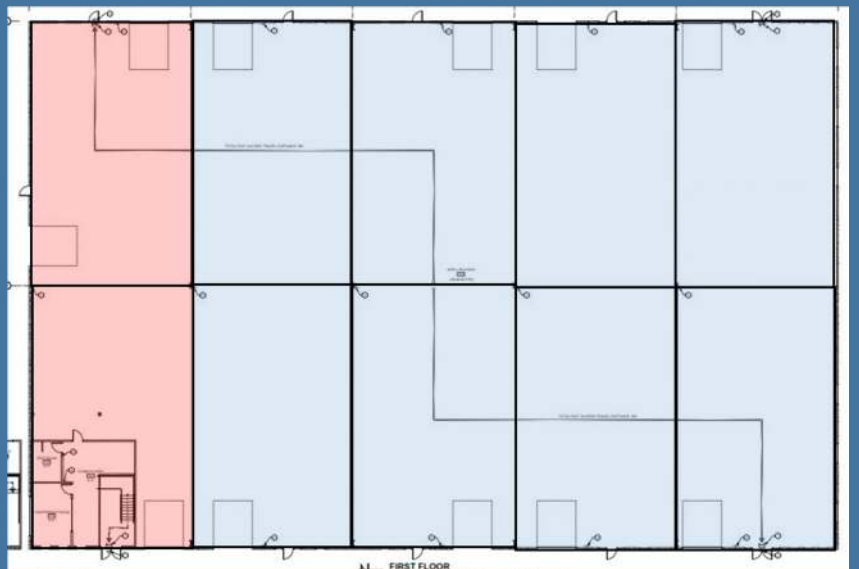
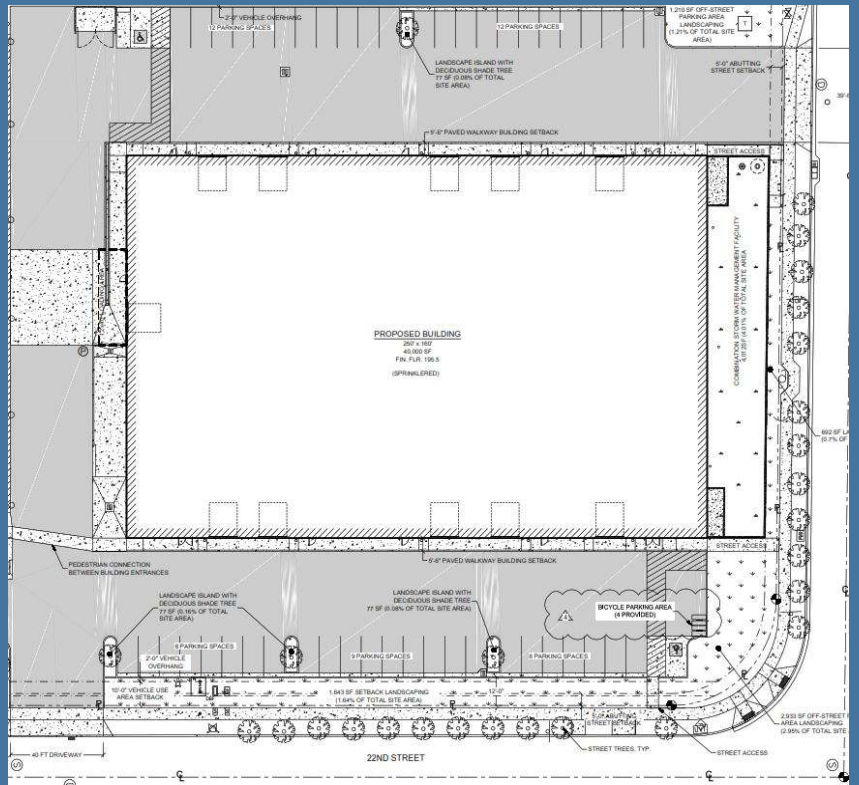


## Kohls Business Park

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- Clear span design allows for easy operational configuration
- 23' clearance
- Grade level loading doors
- 14' roll up doors
- Dock
- Logistics Services Available
- Store Front Finishes
- 480 three phase available



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