



**OFFERED AT
\$.75/ SF NNN**

3530 Brady Ct. Salem Oregon 97301

HEAVY INDUSTRIAL BUILDING

Building has massive amounts of electrical power!

This property is comprised of 3 structures. The main building is 13,300 SF with office and warehouse. The back building is 4000 SF and includes some second floor office. This building also features 2 rail cranes with 3 ton capacity. Adjacent to the main building is an 800 SF shed. There is additional power available in the transformer on site to increase electrical service with another 1600 AMPs of 480 V, 3 phase. To accompany this abundant power, the floor is extra thick to hold any type of equipment. Currently the building is not covered with fire suppression. This was not a requirement when the building was constructed. There is an opportunity to discuss addition of a system to the building for a long term credit worthy tenant. A non-potable well is onsite for cooling equipment.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 17,400 SQUARE FEET
- 800 AMPS 480V 3 PHASE
- NON COMBUSTABLE BUILDING
- ABUNDANT PARKING
- GATED YARD
- DRIVE THRU BUILDING
- RAIL CRANES IN BLDG #2
- OUTDOOR STORAGE
- > 1 MILE TO I-5
- OFFICES AND BREAK ROOM
- 16' EVE HEIGHT
- NON-POTABLE WELL



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LOCAL BUSINESSES

- UPS Ground
- State of Oregon Surplus
- Marion County Food Bank
- Bonn Roof Care
- Allied Building Materials
- Comcast
- El Torito
- Pacific Safety Supply
- Gelco Construction
- KP Health

NLCU

LOCATION

Area Map

3530 Brady Ct. NE. Salem OR. 97301

Incredible location with exposure and access from both Portland Rd. NE and Lancaster Dr. NE



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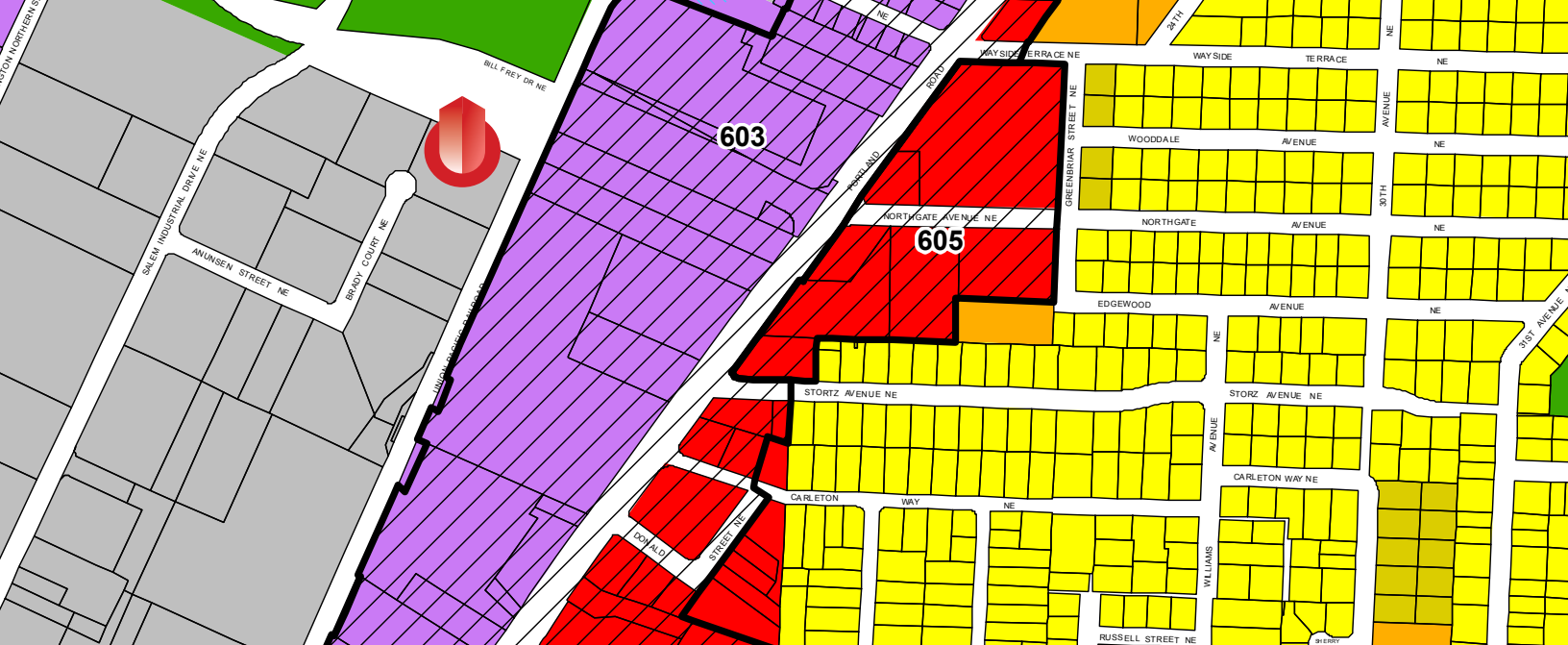
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Zoning Designations

- EFU - Exclusive Farm Use
- RA - Residential Agriculture
- RS - Single Family Residential
- RD - Duplex Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RH - Multiple Family High-Rise Residential
- CO - Commercial Office
- CN - Neighborhood Commercial
- CR - Retail Commercial
- CG - General Commercial
- CB - Central Business District
- WSCB - West Salem Central Business District
- IC - Industrial Commercial
- IBC - Industrial Business Campus
- IP - Industrial Park
- IG - General Industrial
- SCI - Second Street Craft Industrial Corridor
- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetary
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- EC - Employment Center
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- MU-I - Mixed Use-I



ZONING DESCRIPTION
(IG) General Industrial

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The CR zone is designed to be retail focused with accommodations for other similar or less intensive uses. It does not allow for industrial applications. The zone description can be read in full on our website, www.nathanlevinco.com.



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Employment Overview

3530 Brady Ct NE, Salem, Oregon, 97301



INCOME

\$40,990
Median Household Income

\$17,945
Per Capita Income

\$14,214
Median Net Worth

BUSINESS

336
Total Businesses

4,574
Total Employees

COMMUTERS

16%
Spend 7+ hours commuting to and from work per week

69.6%
Drive Alone to Work

EDUCATION

26%
No High School Diploma

22%
High School Diploma

32%
Some College

14%
Bachelor's/Grad/Prof Degree

KEY FACTS

7,431
Population

29.3
Median Age

2,603
Households

\$33,990
Median Disposable Income

EMPLOYMENT

42%
White Collar

37%
Blue Collar

21%
Services

13.5%
Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

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COUNTY RECORDS

- 589804
- Map Tax Lot #073W12CC02800
- 1.38 Acres
- 60,113 Square Feet
- Parcel #2800
- Property Class 201
- 2020 taxes \$8,892.80



LOCATION Parcel Map

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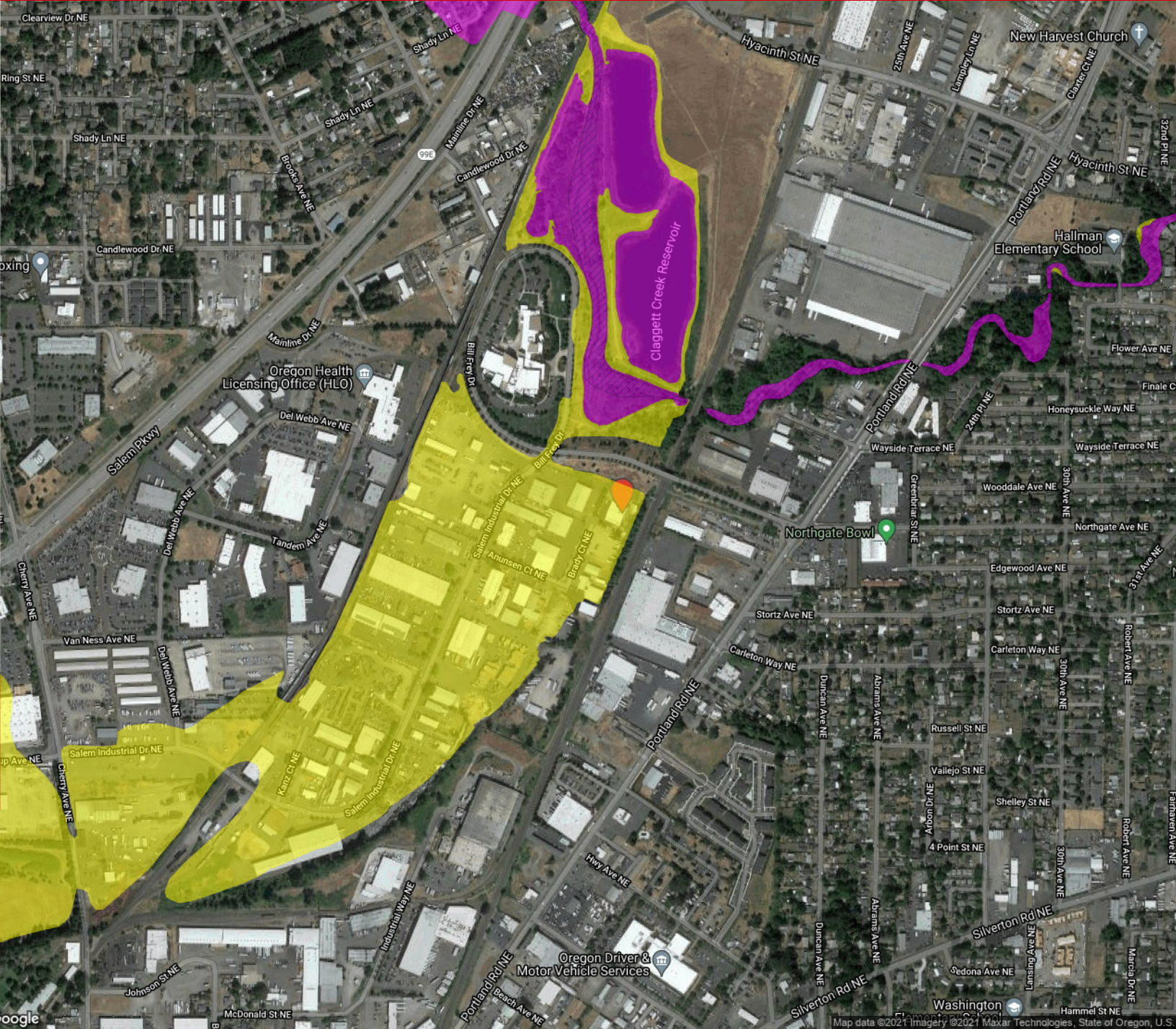
Located in Marion County, the property has the benefit of connecting to the City of Salem sanitary sewer system, while operating on well water. This means no water bill other than well testing and maintenance. This also means the property benefits from Salem commerce while not paying all the Salem municipal tax rates.



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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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