



FOR SALE

MILL CREEK JUNCTION

4735 Turner Road SE, Salem, OR

km Kidder Mathews

Mill Creek Junction

4735 Turner Road SE, Salem, OR

Executive Summary

PROPERTY	Mill Creek Junction
ADDRESS	4725 Turner Road SE, Salem, OR 97317
LAND AREA	10.26 acres
TAX LOTS	082W07C 01100 - 1.66 acres 082W07C 01200 - 8.38 acres
ANNUAL TAXES	\$28,145.00
ZONING	IC - Industrial Commercial IG - General Industrial
CURRENT ANNUALIZED NOI	\$229,345
EXCESS LAND VALUE	\$1,105,335 (\$6.25 PSF X 4.06 acres)
ASKING PRICE	\$4,500,000

PROPERTY OVERVIEW

The property currently consists of approximately 40,000 SF of leased industrial manufacturing warehouse, a land leased biofuel plant, and 4 acres of shovel ready Industrial Commercial (IC) zoned land. The entire site is approximately 10.26 acres of mixed use General Industrial (IG) and Industrial Commercial (IC) zoned land.

MANUFACTURING WAREHOUSES

The existing leasable improvements consist of 40,000 SF high bay metal buildings with serviceable office and associated parking and yard areas. All of the warehouse and office building are functional and can provide market rents.

SEQUENTIAL PACIFIC BIODIESEL LAND LEASE

A portion of the property was developed at 2006 for the construction of the first commercial biodiesel plant in the Pacific Northwest. Sequential Pacific Biodiesel invested approximately \$15 Million in the Biofuel plant on the leased land in 2007. The land is currently leased well below market through 2022 with one 5 year renewal option at then market rents.

VACANT LAND – COMMERCIAL INDUSTRIAL ZONING

Approximately 4 acres of shovel ready land located at the corner of Turner Rd. SE and Kuebler Blvd. SE. The property is clean with soils and geotech reports available to prospective buyers. The newly improved Kuebler Blvd. SE includes a 4 way lighted traffic stop in front of the property. The property has a very flexible commercial industrial zoning for everything from industrial to retail development.

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Property Sections



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