



Retail Commercial  
Suites Available



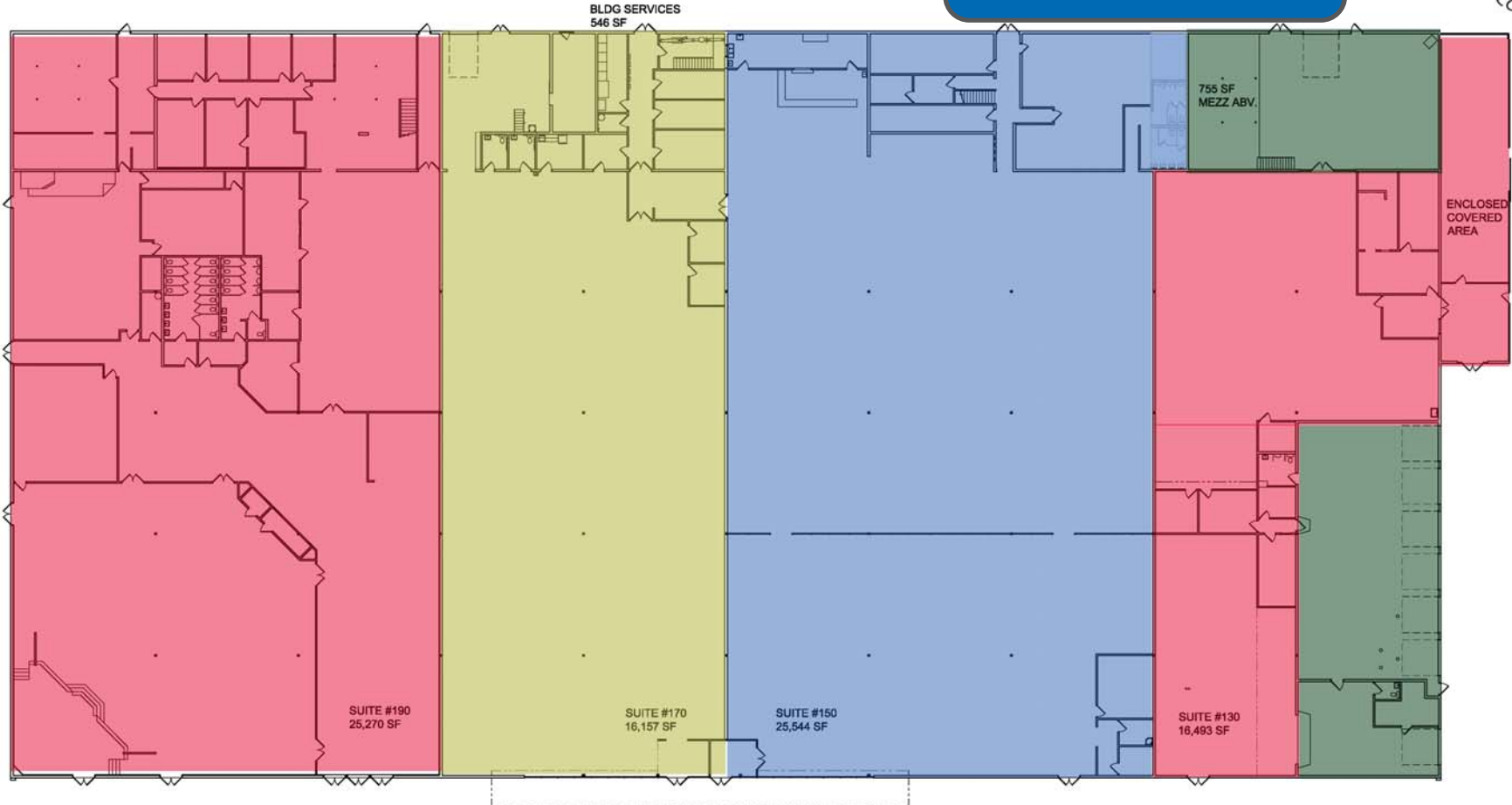
### Property Description

- ◆ Commercial Retail zoned 86,300 square foot building
- ◆ One block from I-5 off Exit 252
- ◆ Two endcap suites available (Suite 190 & 130)
- ◆ Divisible suites with 25,270 largest contiguous.
- ◆ Available suites combination of open floorplan & office suites
- ◆ End caps have multiple front, side and rear entrances for maximum adaptability
- ◆ Each suite has own HVAC and bathrooms
- ◆ Building wide sprinkler system
- ◆ Combination false and high ceilings with second story alcoves
- ◆ Suite 130 east end-cap has multiple even-grade truck docks
- ◆ Suite 130 east end-cap has fenced-in bullpen
- ◆ Anchored by two long-term in-line tenants ; Harbor Freight and Salem Indoor Flea Market creating heavy foot traffic seven days a week
- ◆ Re-roofed in 2015 and parking lot re-surfaced July 2016
- ◆ Open to short and long-term NNN lease options
- ◆ 18,600 traffic count (2011, ODOT) on Portland Road NE in front of building
- ◆ Owned by The Confederated Tribes of Siletz Indians

**BUILD  
TO SUIT**



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AS-BUILT FLOOR PLAN  
1/16" = 1'-0"

- Available for Lease*
- Leased*
- Leased*
- Leased - Short Term*