



ATTENTION BROKERS  
**FOR LEASE**

## Salem Yard Space

4010 SALEM INDUSTRIAL DR. NE SALEM, OR 97301

&

1865 MCGILCHRIST ST SE, SALEM, OR 97302



**Yard, Parking &  
Industrial Outdoor  
Storage**



[SalemYardSpace.com](http://SalemYardSpace.com)

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## PROPERTY OVERVIEW

4010 Salem Industrial Drive and 1865 McGilchrist St SE comprise approximately 379,000 square feet total of large gravel yard space available for lease. Each yard has security fencing with gated entry and power poles with 120V power.

**Located close to I-5 and Hwy 99E, the yard space is ideal for passenger vehicles, truck/trailer parking, equipment storage, and shipping container storage.**



[SalemYardSpace.com](http://SalemYardSpace.com)

# Secured Gravel Yard Available for Lease - Salem, OR

**160,000**  
SQUARE FEET

**\$0.08 /mo**  
RENT / SF

**\$12,000**  
RENT

**(503)406-2810**  
[www.SalemYardSpace.com](http://www.SalemYardSpace.com)



PROPERTY ADDRESS

1865 McGilchrist St SE - Entire Yard  
Salem, OR 97302

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **Modified Gross** AVAILABLE: **2/1/25**

DESCRIPTION

Industrial Yard Available For Lease –160,000 SF Total Available

View Full Property Website here: [www.SalemYardSpace.com](http://www.SalemYardSpace.com)

EASY I-5 Access and 99E Access

Large secure gravel yard space available to lease. Ideal use for industrial outdoor storage, vehicles, truck/trailer parking, equipment, and shipping containers. Security fencing with gated entry. Electricity on site.

1865 McGilchrist Street SE, Salem, OR 97302 (Located on the corner of McGilchrist Street SE and 16th Street SE).

Rent is \$12,000.00 per month for year 1 with 5% annual increases. Tenant is responsible for electricity. Please note that this site does not have access to water/sewer.

1-year minimum lease.

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AMENITIES

- Security Fencing
- Automatic Entry Gates
- Secured Yard Space
- Gravel Yard Space
- Semi Parking
- Industrial Outdoor Storage
- IOS

RENTAL TERMS

Rent	\$12,000
Security Deposit	\$0
Application Fee	\$0



View this listing online:



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YARD, PARKING & INDUSTRIAL OUTDOOR  
STORAGE SPACES

**Is your client the perfect fit?  
Let's talk today.**

[LeasingTeam@GridPropertyManagement.com](mailto:LeasingTeam@GridPropertyManagement.com)

503-406-2810

Individual suite information is available at  
[SpanawayIndustrialPark.com](http://SpanawayIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.