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AGRI-BUSINESS REAL ESTATE SERVICES

NEW LISTING

(NEXT TO 6494) WINDSOR ISLAND RD N KEIZER, OR

- ±5 Acre Agricultural site
- 25,000 SF Warehouse built in 2010
 - 125' x 200' steel frame, metal clad, clear span
 - 20' eave height, gravel floor, 18' overhead doors
- Zoned EFU by Marion County
- High quality Class 2 Cloquato and Newburg Soils

CALL FOR DETAILS

TERRY SILBERNAGEL
PRINCIPAL BROKER/CO-OWNER
503.559.3200
TERRY@AGRIBIS.COM

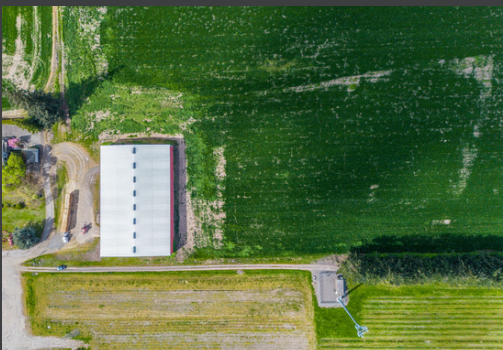


AMY PENDLEY
PRINCIPAL BROKER/CO-OWNER
503.910.4689
AMY@AGRIBIS.COM

(NEXT TO 6494) WINDSOR ISLAND RD N KEIZER, OR

Well-situated 5-acre agriculture site located just north of Keizer City Limits and Urban Growth Boundary (UGB). This 5-acre property offers excellent access to major transportation routes, located less than two miles from Interstate 5 access. Built in 2010 by Pacific Building Systems, the 25,000 square foot warehouse features a clear span design with a 125' x 200' steel frame, metal cladding, 20-foot eave height, gravel floor, gutters, and 18-foot overhead doors plus a standard access door—ideal for storage or operational needs.

The property is in a prime location for agricultural use (buyer to verify permitted uses). Power available nearby and there is no home site on the property. This is a rare opportunity to secure a quality warehouse on a spacious parcel in a strategic mid-Willamette Valley location. Contact us today for more information or to schedule a private showing.



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This information deemed reliable, but not guaranteed. All maps, exhibits presented are based on information obtained from the county and must be verified by interested parties
ACREAGE ESTIMATED AND SUBJECT TO LOT LINE ADJUSTMENT.

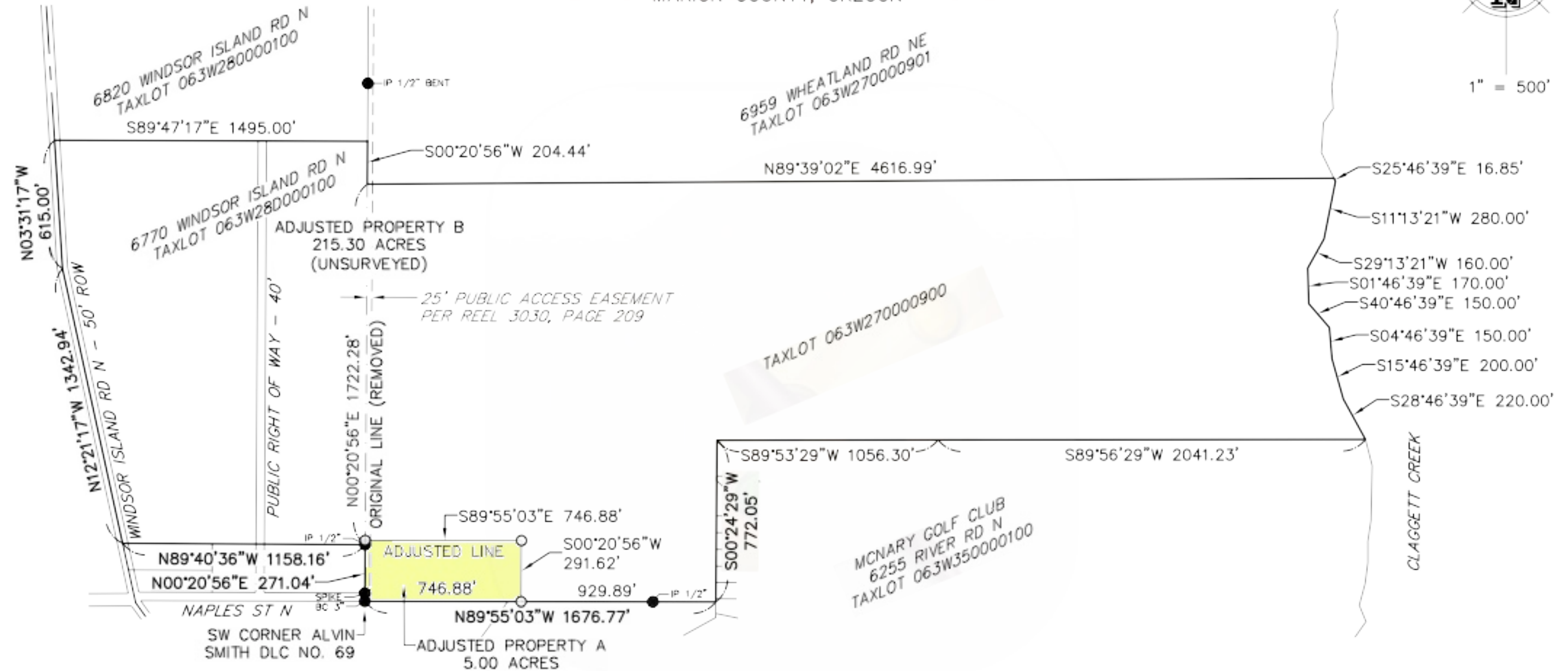
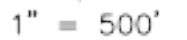
COUNTY INFO

Obtained through county records



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LOCATED IN THE SW 1/4 & SE 1/4 OF SECTION 27,
& THE SE 1/4 OF SECTION 28,
T. 6 S, R. 3 W, W.M.
MARION COUNTY, OREGON



3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 6/30/2025

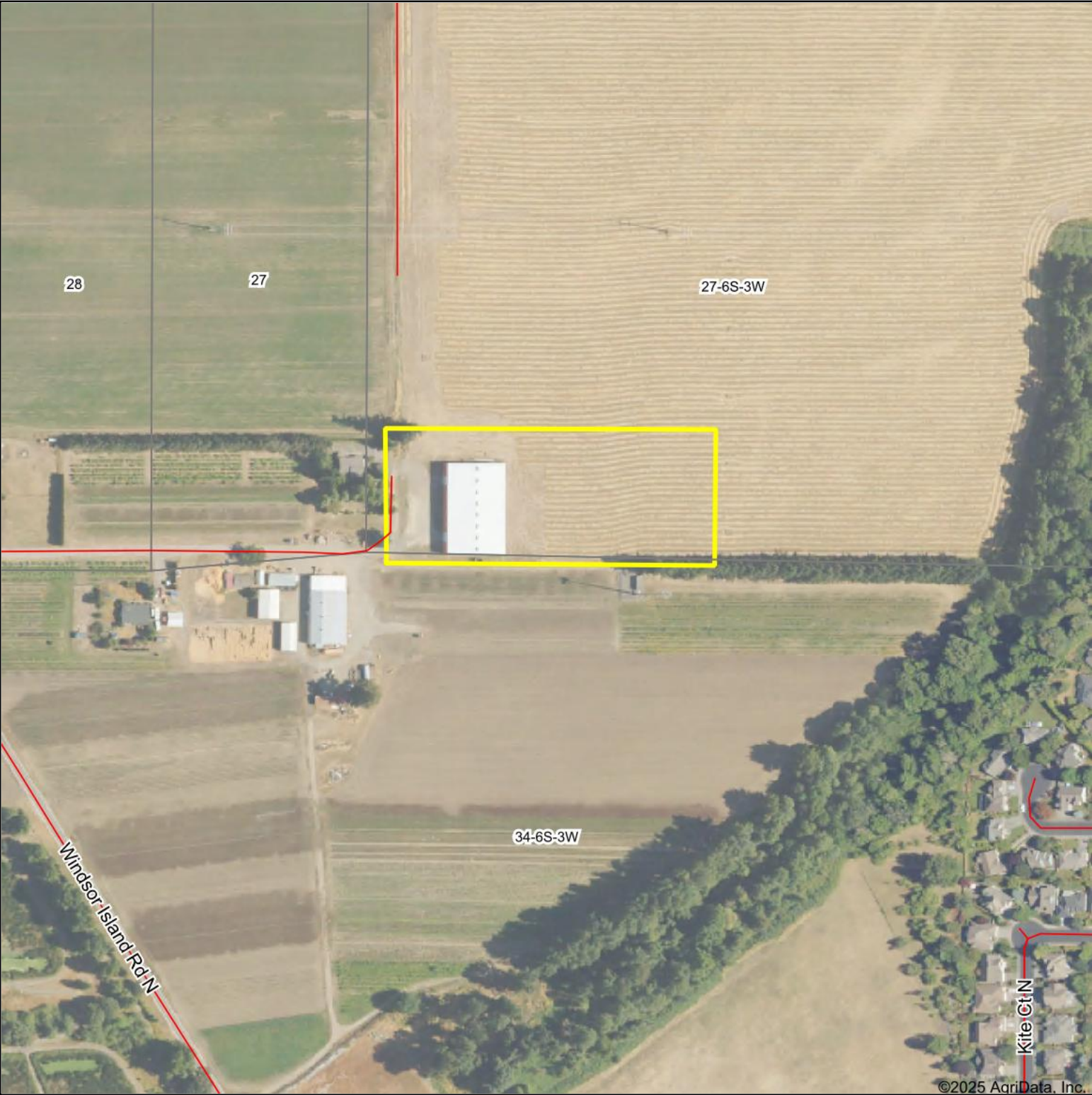
MAPS

Estimated based on county GIS mapping records
(ACREAGE ESTIMATED AND SUBJECT TO LOT LINE ADJUSTMENT)



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Aerial Map



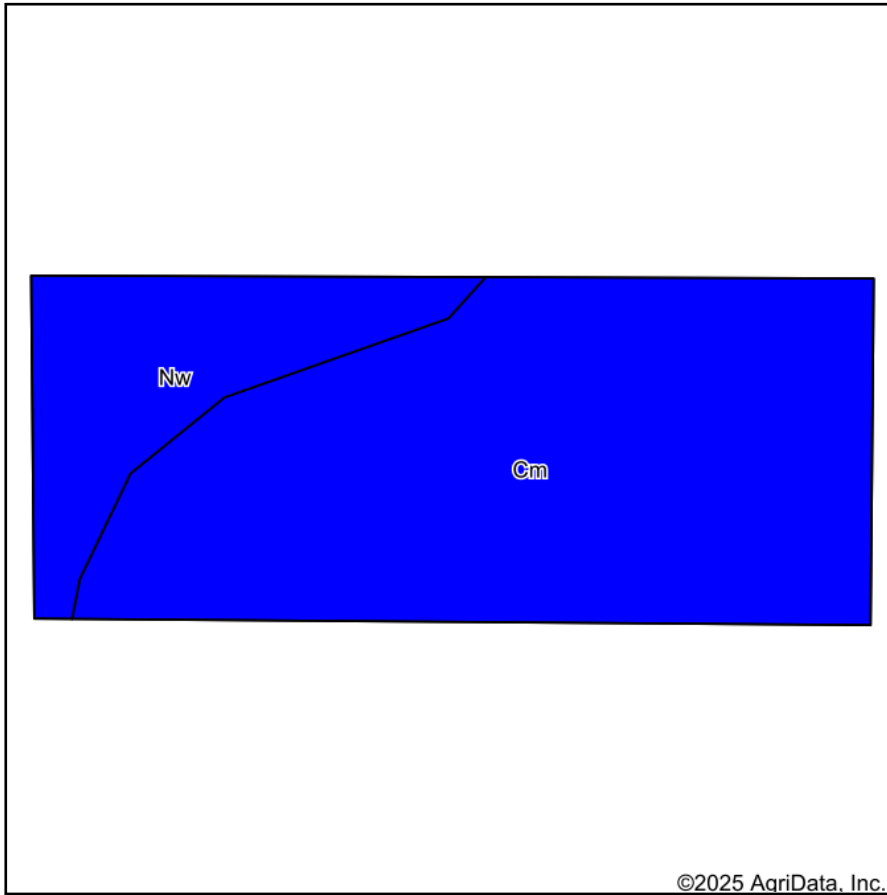
Boundary Center: 45° 0' 50.1, -123° 2' 51.33



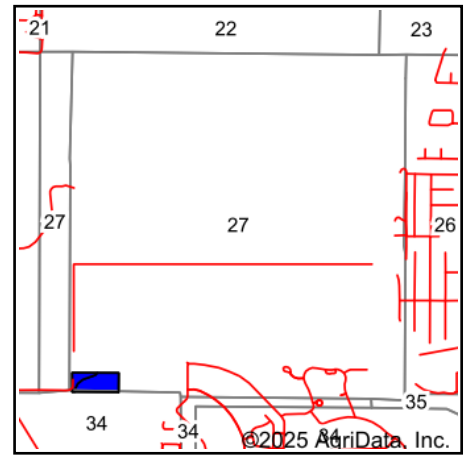
27-6S-3W
Marion County
Oregon



Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Marion**
 Location: **27-6S-3W**
 Township: **Salem**
 Acres: **5**
 Date: **4/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR643, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
Cm	Cloquato silt loam	3.92	78.4%		Well drained	Ilw		88
Nw	Newberg silt loam	1.08	21.6%		Well drained	Ilw	Ilw	78
Weighted Average						2.00	*-	*n 85.8

*n: The aggregation method is "Weighted Average using all components"

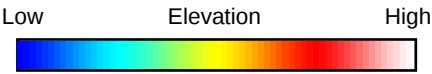
*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

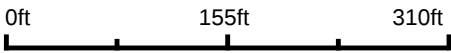
Topography Hillshade



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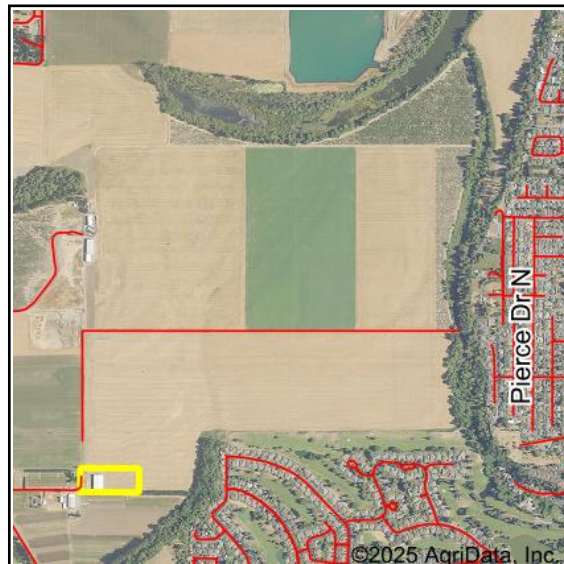
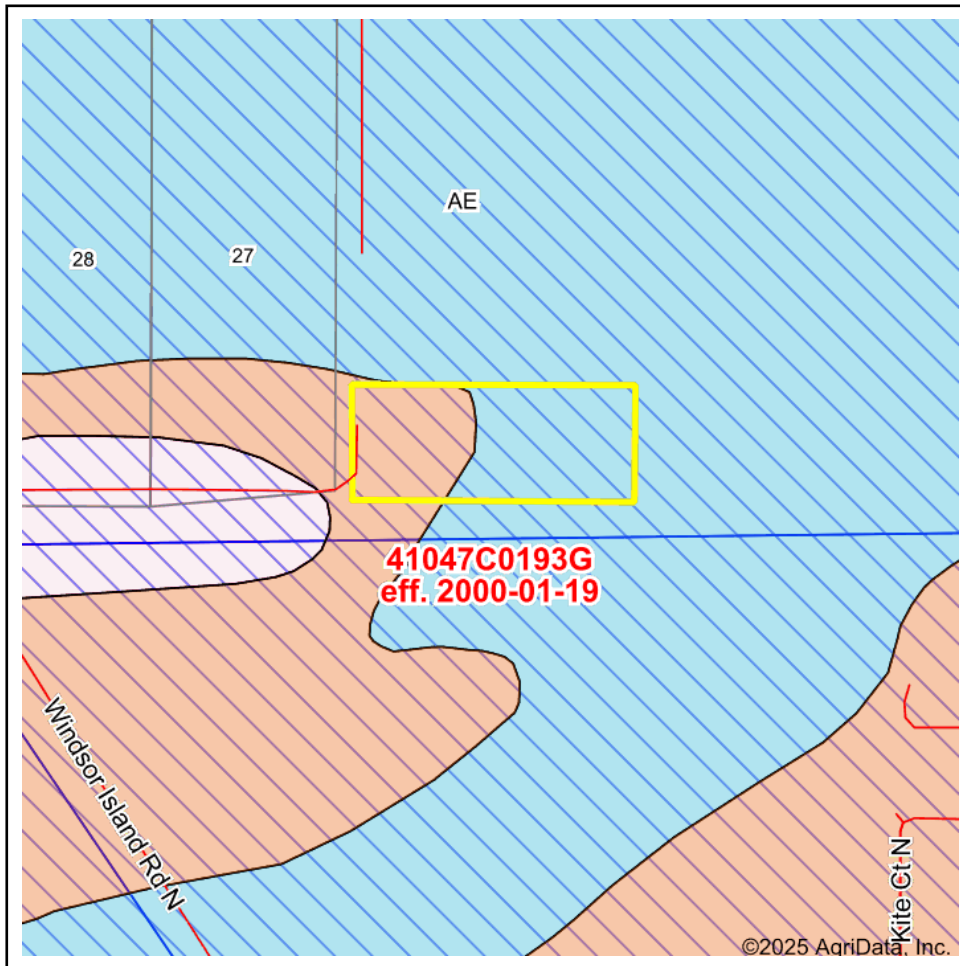
Source: USGS 3 meter dem
Interval(ft): 2
Min: 124.5
Max: 132.1
Range: 7.6
Average: 127.7
Standard Deviation: 2 ft



27-6S-3W
Marion County
Oregon

Boundary Center: 45° 0' 50.1, -123° 2' 51.33

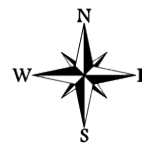
FEMA Report



Map Center: 45° 0' 48.99, -123° 2' 51.46

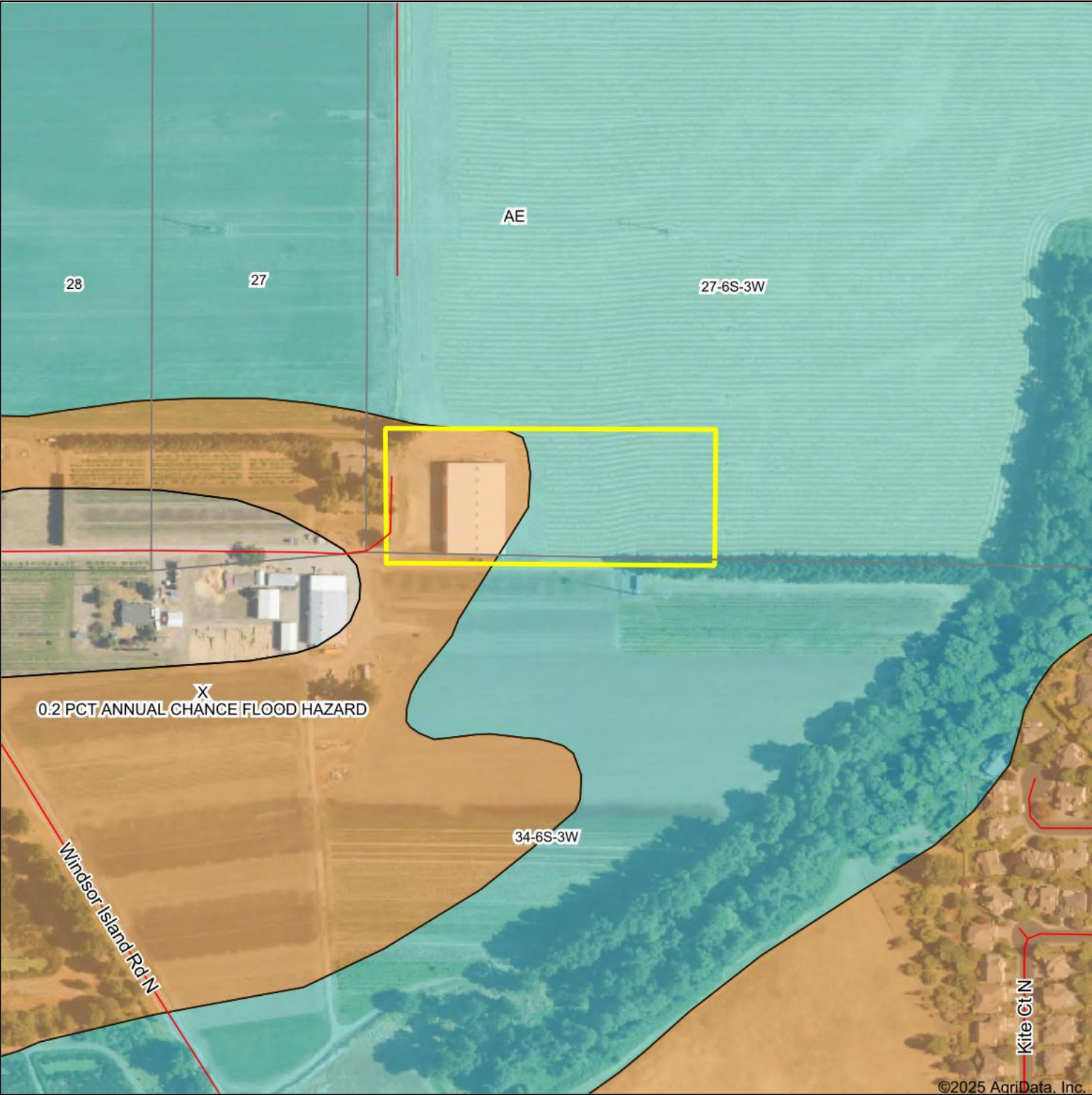
State: OR Acres: 5
County: Marion Date: 4/16/2025
Location: 27-6S-3W
Township: Salem

Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
MARION COUNTY		410154	Marion	Regular	5	100%
Total					5	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
AE				100-year Floodplain	2.98	59.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD			500-year floodplain	2.02	40.4%
Total					5.00	100%
Panel			Effective Date		Acres	Percent
41047C0193G			1/19/2000		5	100%
Total					5	100%

Aerial Map



Boundary Center: 45° 0' 50.1, -123° 2' 51.33



27-6S-3W
Marion County
Oregon



Maps Provided By:



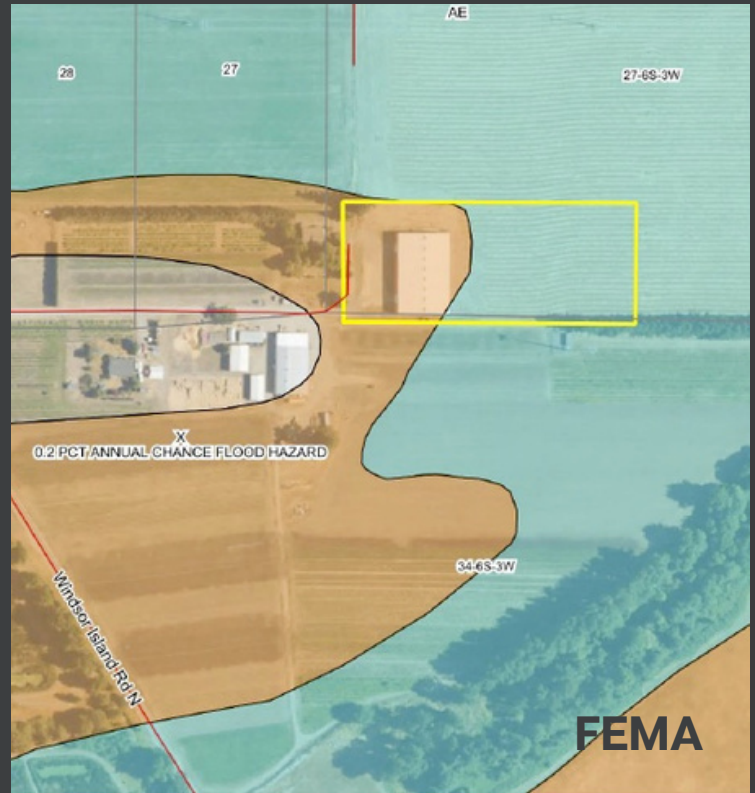
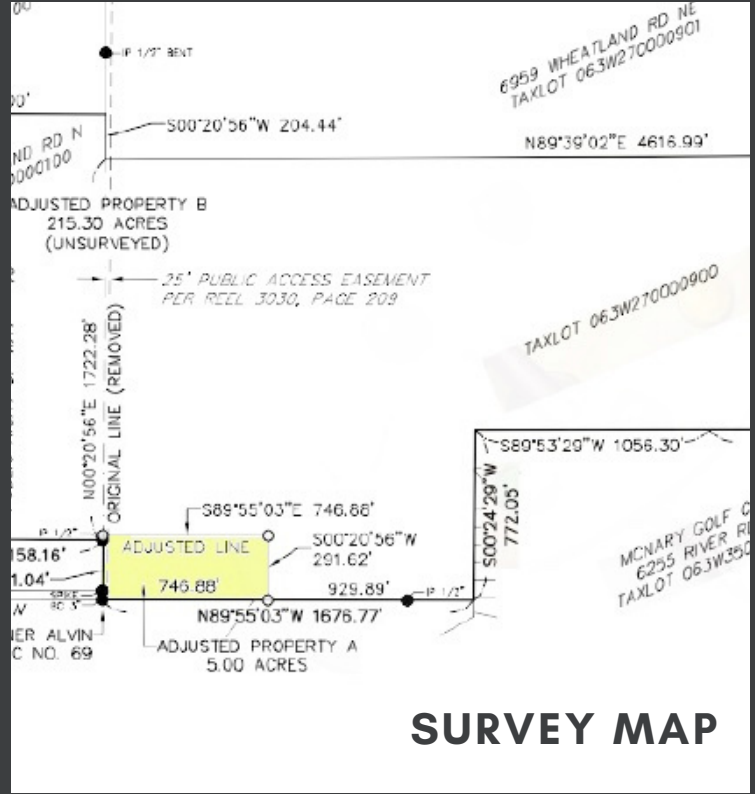
CUSTOMIZED ONLINE MAPPING

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4/16/2025

Flood related information provided by FEMA

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