



840 Industrial Way NE - AAA TRANSMISSIONS

Silverton, Oregon 97381 (Marion County) - Marion County Submarket



Warehouse

Property Summary

RBA	2,000 SF
Built	1983
Tenancy	Multiple
Asking Rent	Withheld
Clear Height	15'
Drive Ins	None
Docks	None
Levelers	None



Property Details

Land Area	0.80 AC (34,848 SF)	Building FAR	0.06
Power	3p	Zoning	IG

Previous Sale

Sale Date	9/8/2018	Sale Price	Withheld
Comp ID	4504645	Sale Type	Owner User
Comp Status	Public Record	Actual Cap Rate	5.9%

Transportation

Traffic Volume	9,330 on McClaine St (2023); 9,556 on McClaine St (2024); 9,358 on McClaine St (2025); 9,249 on Silverton Rd NE (2025); 11,718 on S James St (2024); 11,831 on S James St (2025); 11,818 on S James St (2024); 3,511 on McClaine St (2025); 4,418 on McClaine St (2025)
Walk Score ®	Car-Dependent (44)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bob Fencing	1	860	-	Apr 2022	-
Bob Fence & Landscape LLC	1	500	-	Dec 2024	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

Sadaka Realty LLC 300 Lewis St Silverton, OR 97381 USA (503) 750-9670 www.sadakarealty.com	Samih Sadaka Principal Broker	Sammy@SadakaRealty.com	(503) 750-9670
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Contact Details (Continued)

True Owner

Danny Sadakah 1727 13th Ave Portland, OR 97212 USA (503) 869-4539	Danny Sadakah Owner	(503) 869-4539
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