



2160 Davcor St SE., Salem, Oregon

OFFICE | SHOP SPACE

Former office and storage for an engineering firm. The space is approximately 60:40 office to shop space. There is a dock high overhead door accessing the back shop space.

Good visibility on Davcor St. Other uses in the building include personal fitness, counseling office (vacating soon).

Lease type is Modified Gross (MG)– Base monthly rent includes the cost for base year real estate taxes, base building fire insurance, and exterior building maintenance. The Lessee is responsible for all utilities and services, and interior maintenance.

Offered at **\$.85/ SF. MG.**

2160 Davcor St. SE. Salem, Oregon. 97302

Loopnet ID: 11097304

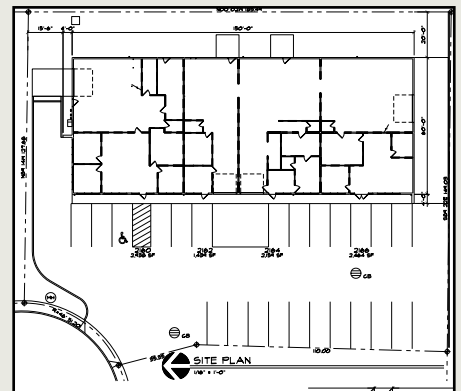
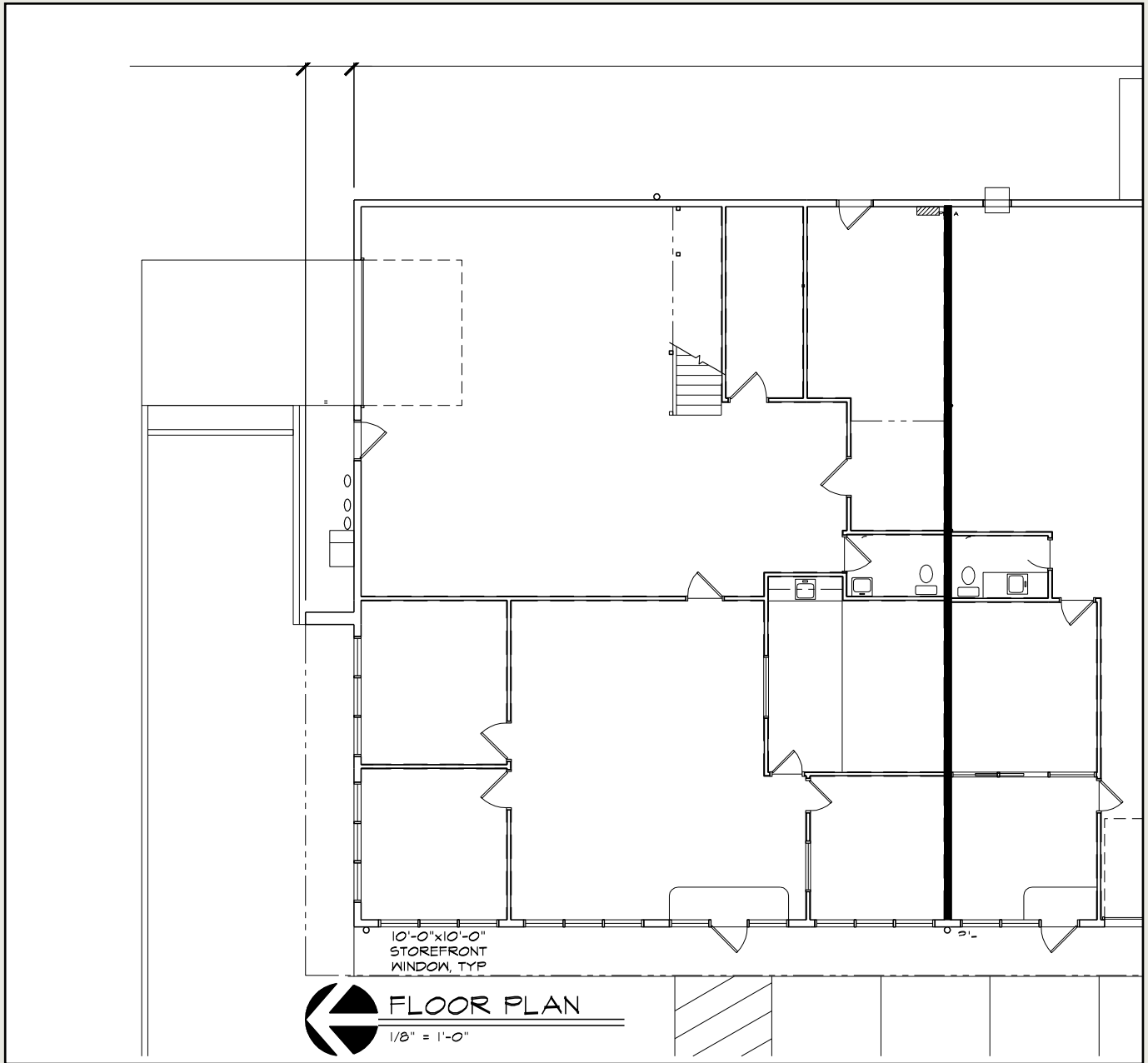
MLS Listing#



Agency Disclosure: www.oregon.gov/rea/EDU/docs/Sample%20Initial%20Agency%20Disclosure%20Pamphlet.pdf

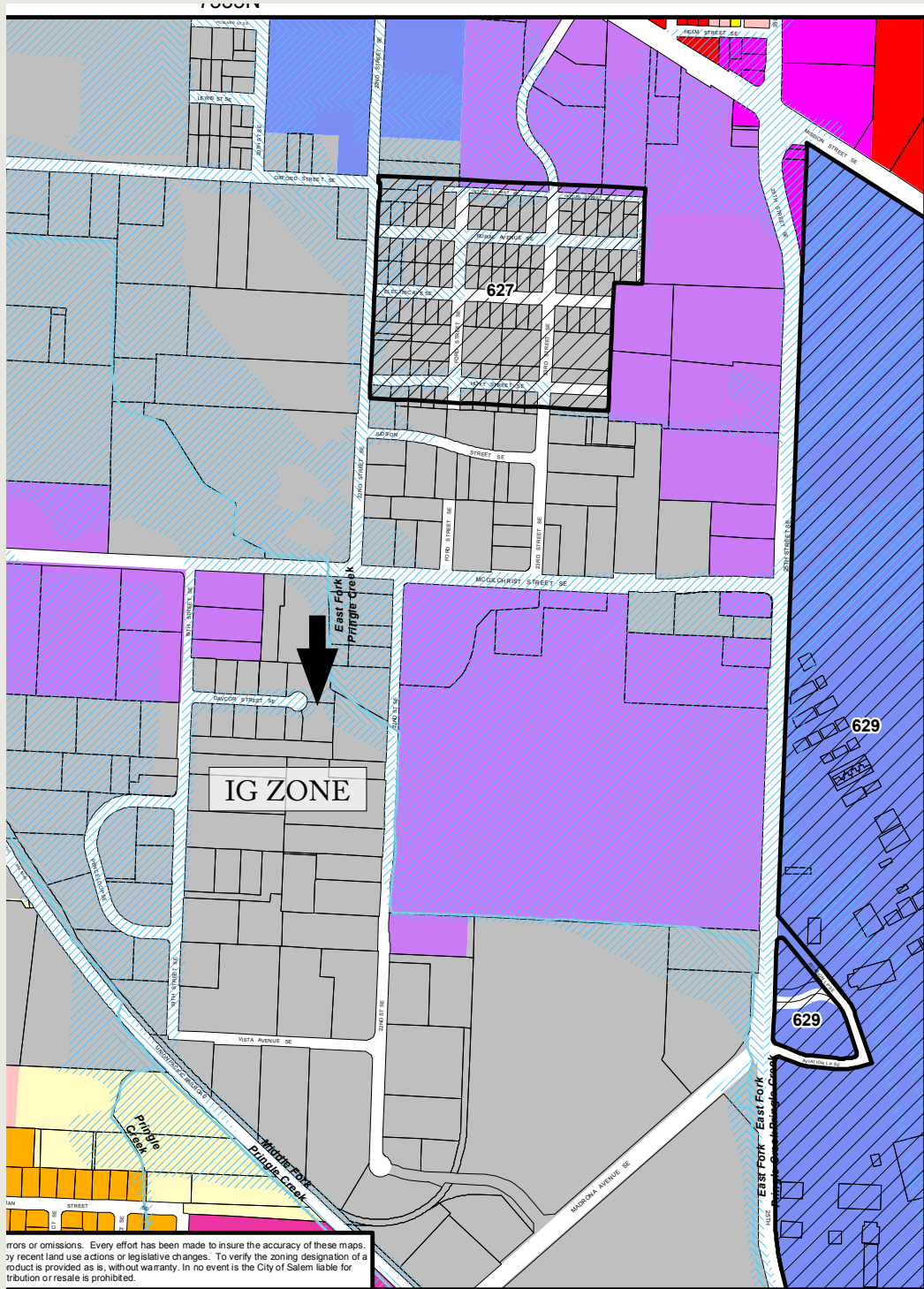
PROPERTY FEATURES

- IG ZONE
- FLEX SPACE
- 2500 SF
- 3 PRIVATE OFFICES
- BREAK ROOM
- 1000 SF SHOP WITH O/H DR.
- BUILT IN 1979
- NEW MANSARD ON BUILDING
- INTERIOR UPDATES
- HEATED AND COOLED
- 2:1000 PARKING
- GLASS STOREFRONT









Zoning

**City of Salem, Oregon
Community Development
Planning Division**

Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CN - Neighborhood Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- FMU - Fairview Mixed-Use
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RD - Duplex Residential
- RH - Multiple Family High-Rise Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RS - Single Family Residential

Edgewater/Wallace Road Overlay Zone

Willamette Greenway Overlay

Compact Development Overlay Zone*

Historic District*

Mixed-Use Overlay Zone*

Overlay Zone*

Greenway Boundary

Flood Plain

Flood Way

City Limits

Urban Growth Boundary

Taxlots

Water

School

* For the number/letter descriptions shown on the map, see "Overlay Zones/Districts Locator" document:
<http://geoweb.cityofsalem.net/pdfs/Planning/Zoning/OverlayZones.pdf>

7335S

CITY OF Salem
AT YOUR SERVICE

Community Development Dept.

Created on: 1/16/2018
Path: N:\CDI\Data\Zoning\Web_Zoning_Map.mxd

errors or omissions. Every effort has been made to insure the accuracy of these maps. by recent land use actions or legislative changes. To verify the zoning designation of a product is provided as is, without warranty. In no event is the City of Salem liable for tribution or resale is prohibited.

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