

OFFERED AT
\$1.08/ SF MG

1420 Sunnyview Rd. NE. #110 Salem Oregon 97301

SHOWROOM/ R&D SPACE

Commercial General zone allows for broad

Located within a multi tenant office block at the street frontage for a larger industrial complex that includes shop/ storage units, automotive, and other industrial uses.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 1645 SQUARE FEET
- STREET FRONTAGE
- SIGNAGE
- ODA COMM. KITCHEN
- ADA RESTROOM
- HVAC THROUGH OUT SPACE
- PRIVATE OFFICE
- OLD BANK VAULT
- RENOVATED IN 2017



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

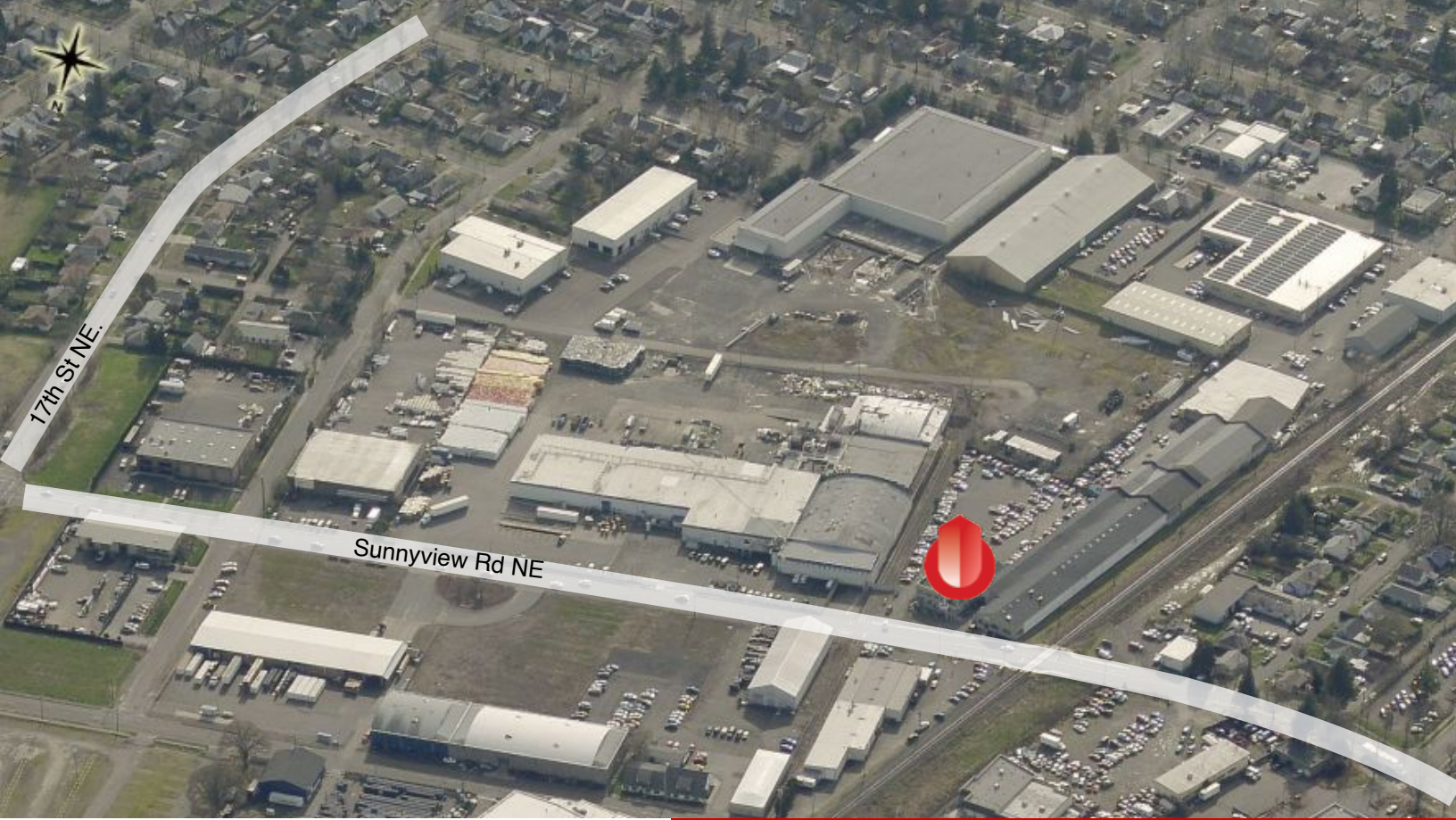
Main: 971 707 4590
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www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet



March 01, 2022



LOCAL BUSINESSES

- Atlas Roofing
- Tillamook County Transit
- Donerite Plumbing
- Tritak Shooting
- Oregon Fruit
- Dalke Construction
- F&W Fence
- OR State Fairgrounds
- Walgreen's
- Power Concrete Cutting

NLCU

LOCATION Area Map

1420 Sunnyview Rd NE. #110

This space is a great opportunity for a growing business to make the next step from their garage to professional space. The low cost of the area, and the access between I-5 and Salem makes this an ideal location to grow your business.



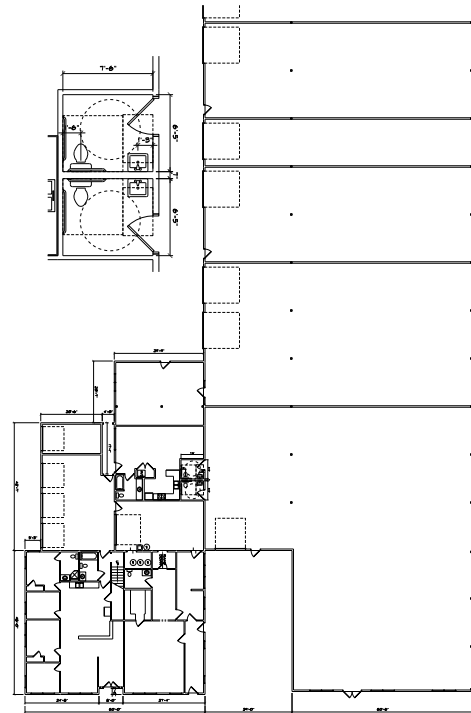
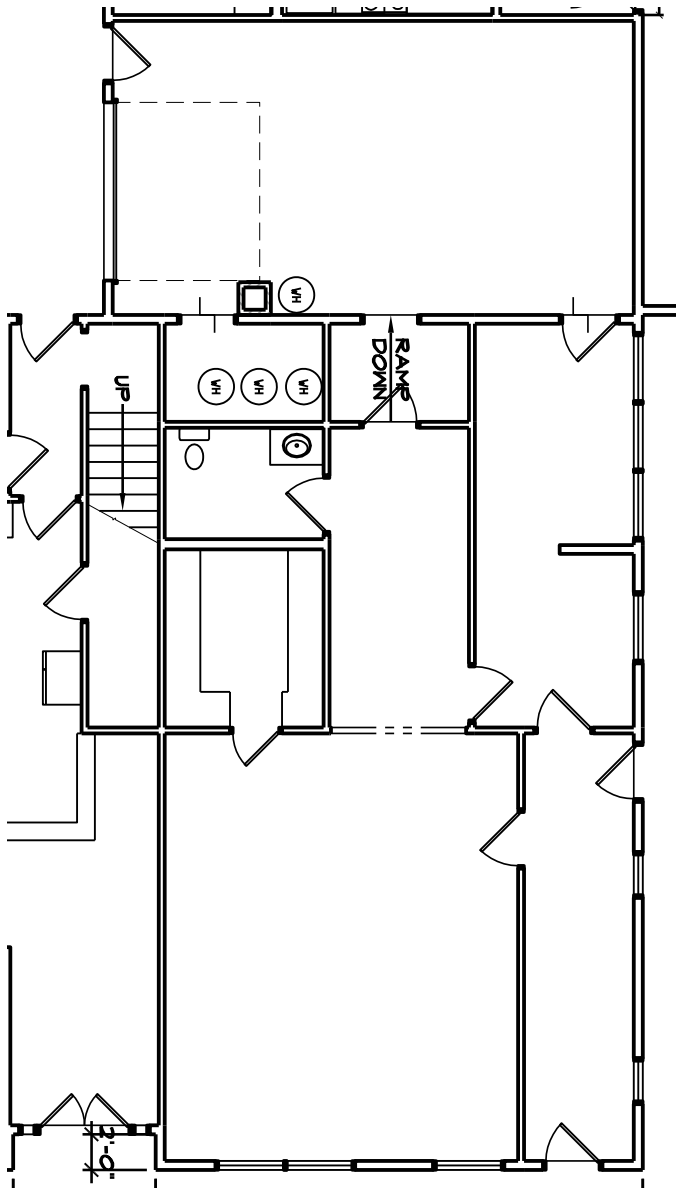
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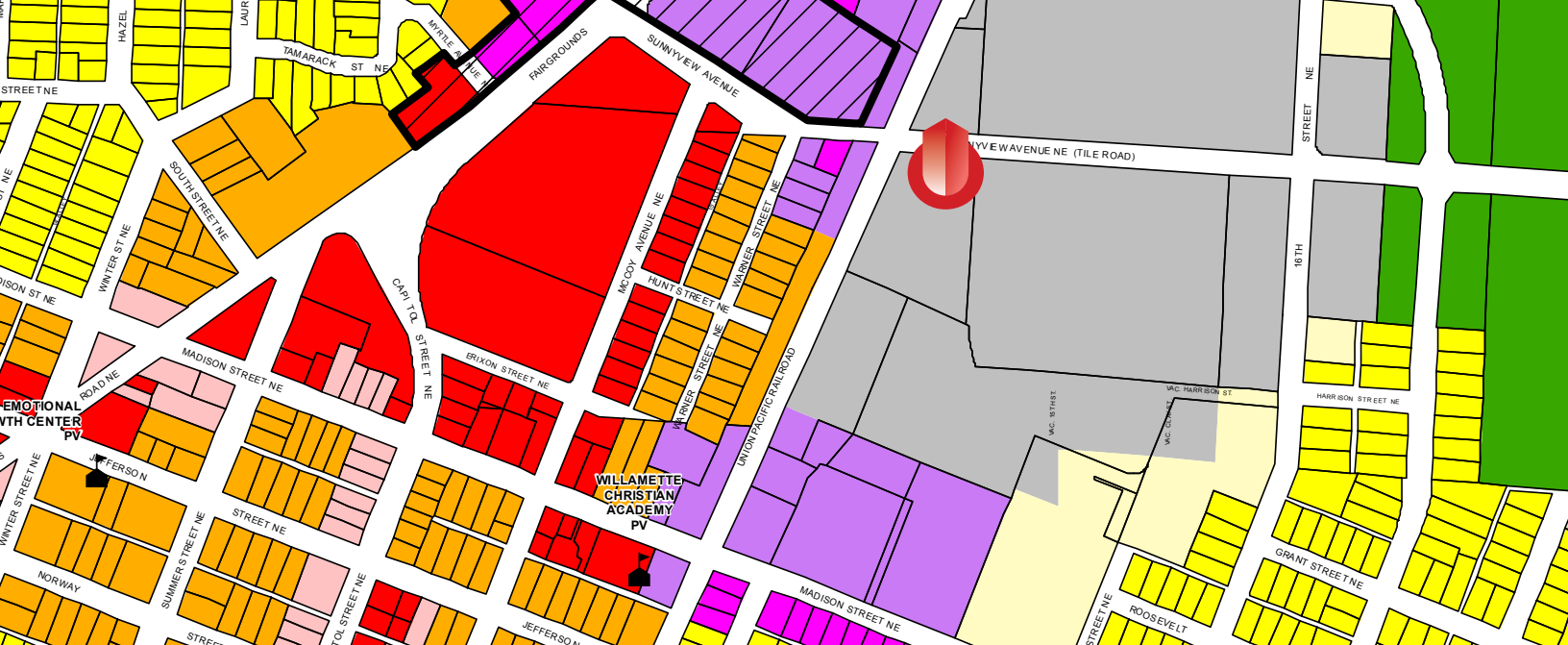
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ZONING DESCRIPTION (IG) General Industrial

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This space is located in the General Industrial Zone which is suitable for makers, fabricators, etc... This particular space has the showroom to go with the production space. The zone description can be read in full on our website, www.nathanlevinco.com.

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



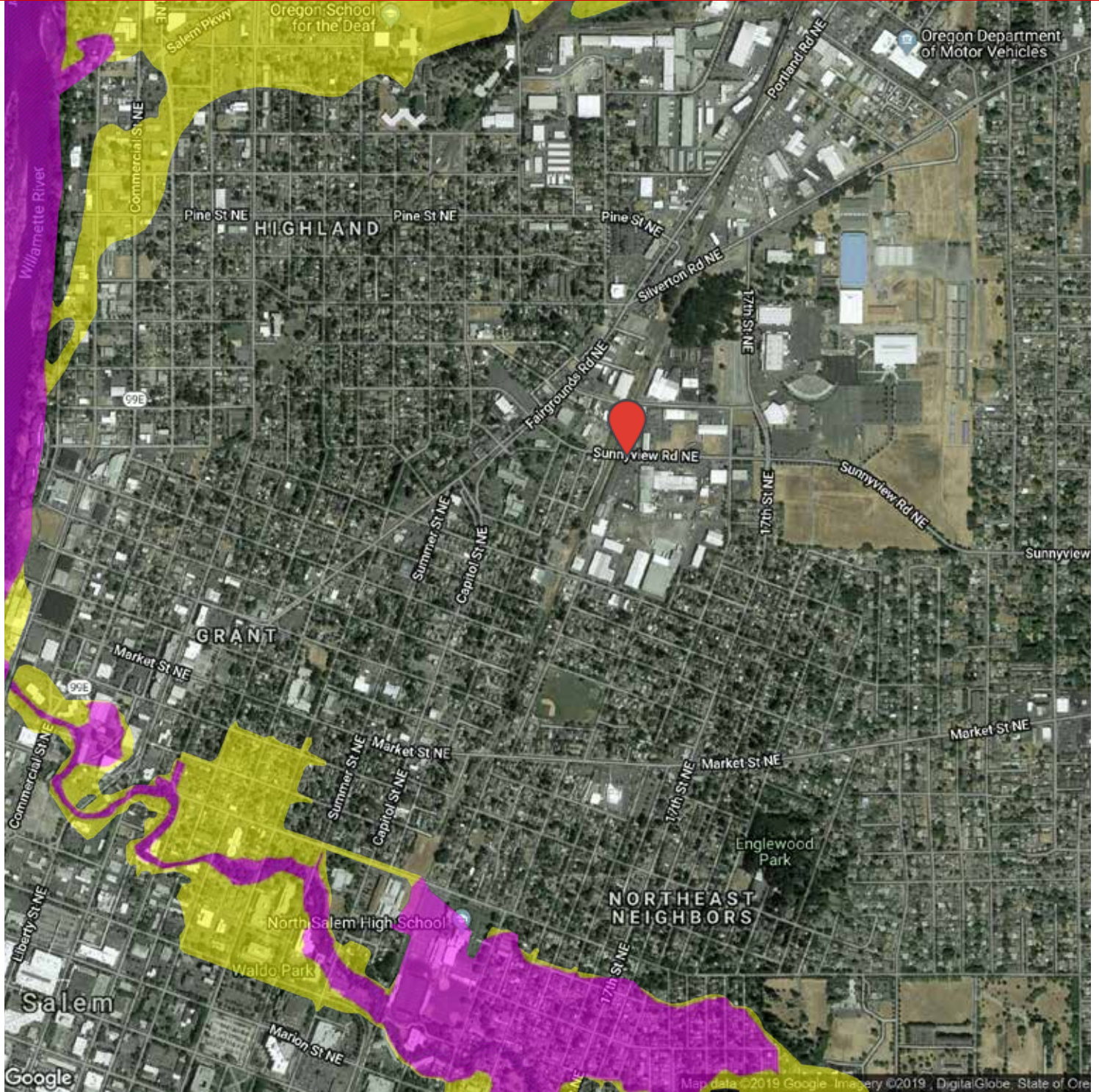
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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