



**OFFERED AT
\$.95/ SF/ Mo. MG.**

1740 22nd St. SE. Salem Oregon 97302

Office space with small storage/ work area. Lots of parking.

Great professional office space with multiple offices along with a back room that could be used for work space/ shop/ or storage area. The floor plan includes a small entry and a central open area, surrounded by offices. There is a restroom facing the office area and a restroom facing toward the back room/ shop.

Lease rate is Modified Gross (MG) – and includes landlord expenses for base year real estate taxes, base building fire insurance, exterior building maintenance, landscaping & parking lot, and water/ sewer billing. Tenant is responsible for all utilities and services: gas, electric, waste management, phone/ data, security, janitorial, interior building maintenance– light bulbs/ ballasts/ top side plumbing wearable parts, HVAC maintenance.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 1,485 SQUARE FEET
- HVAC
- STOREFRONT ENTRY
- 2 RESTROOMS
- 5 PARKING SPACES
- RECENTLY PAINTED
- 3.5 MILES TO I-5
- 9' CEILING HEIGHT
- LOCATION FOR SIGNAGE
- 4 PRIVATE OFFICES
- HIGH PRIDE OF OWNERSHIP



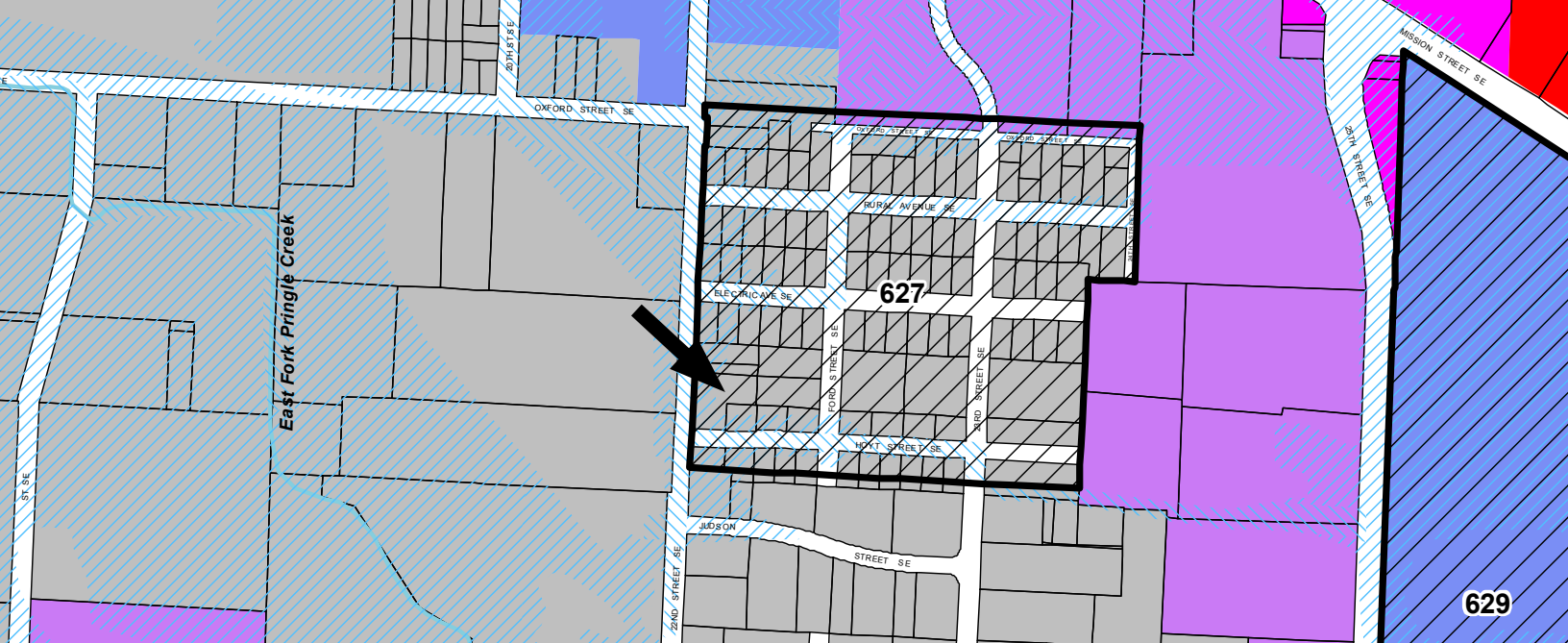
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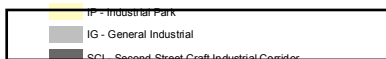
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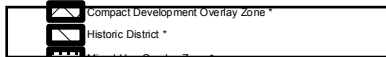
Zoning Designations

- 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



- 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
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use

Overlay Zone *



- Edgewater/Wallace Road Overlay Zone *
- Willamette Greenway Overlay
- Greenway Boundary
- Flood Plain
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- School

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ZONING DESCRIPTION (IG) General Industrial

1740 22nd St. SE.

The IG zone is specific to traditionally industrial type uses, with some allowance for general commercial activity. The zone description can be read in full on the City of Salem website.



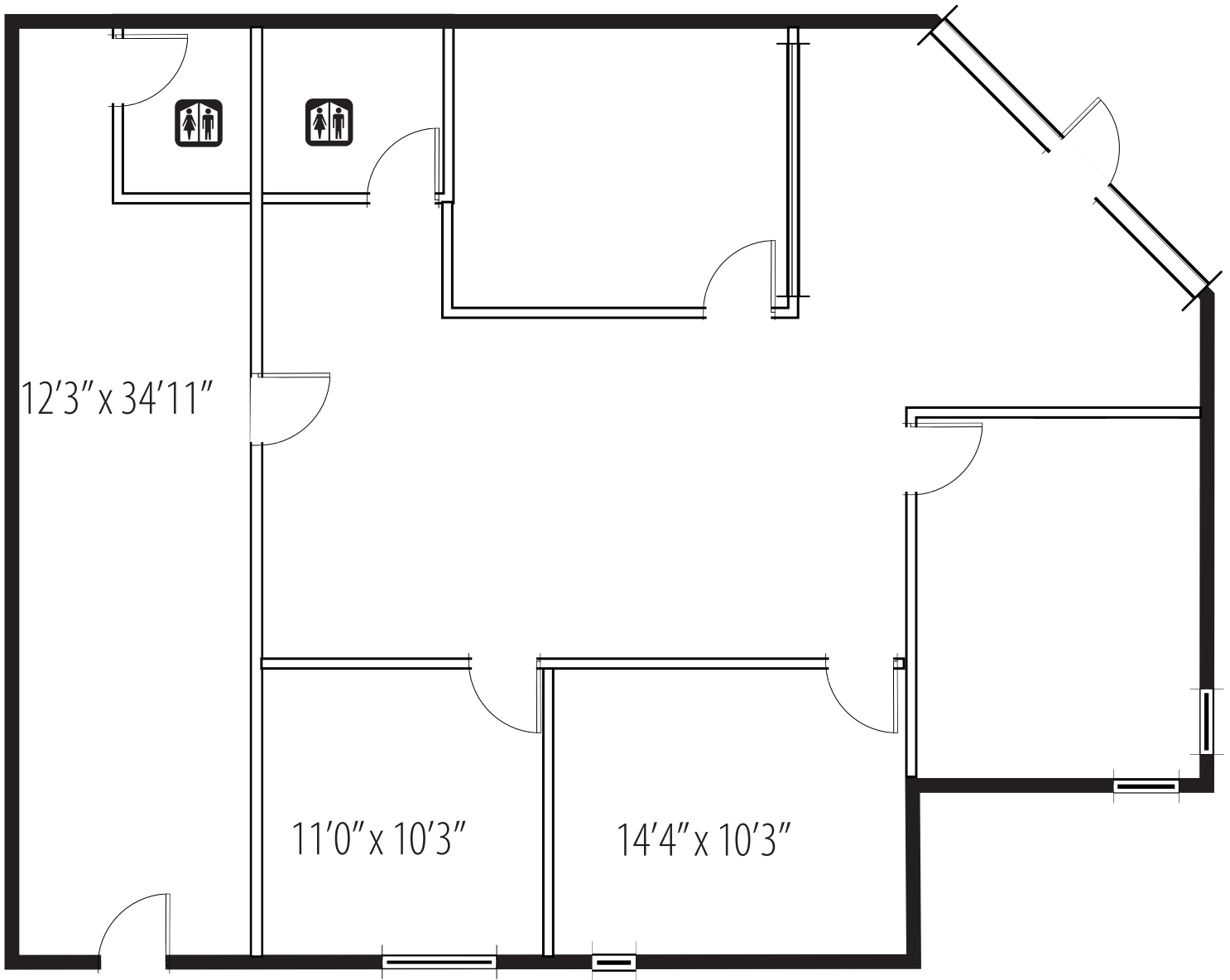
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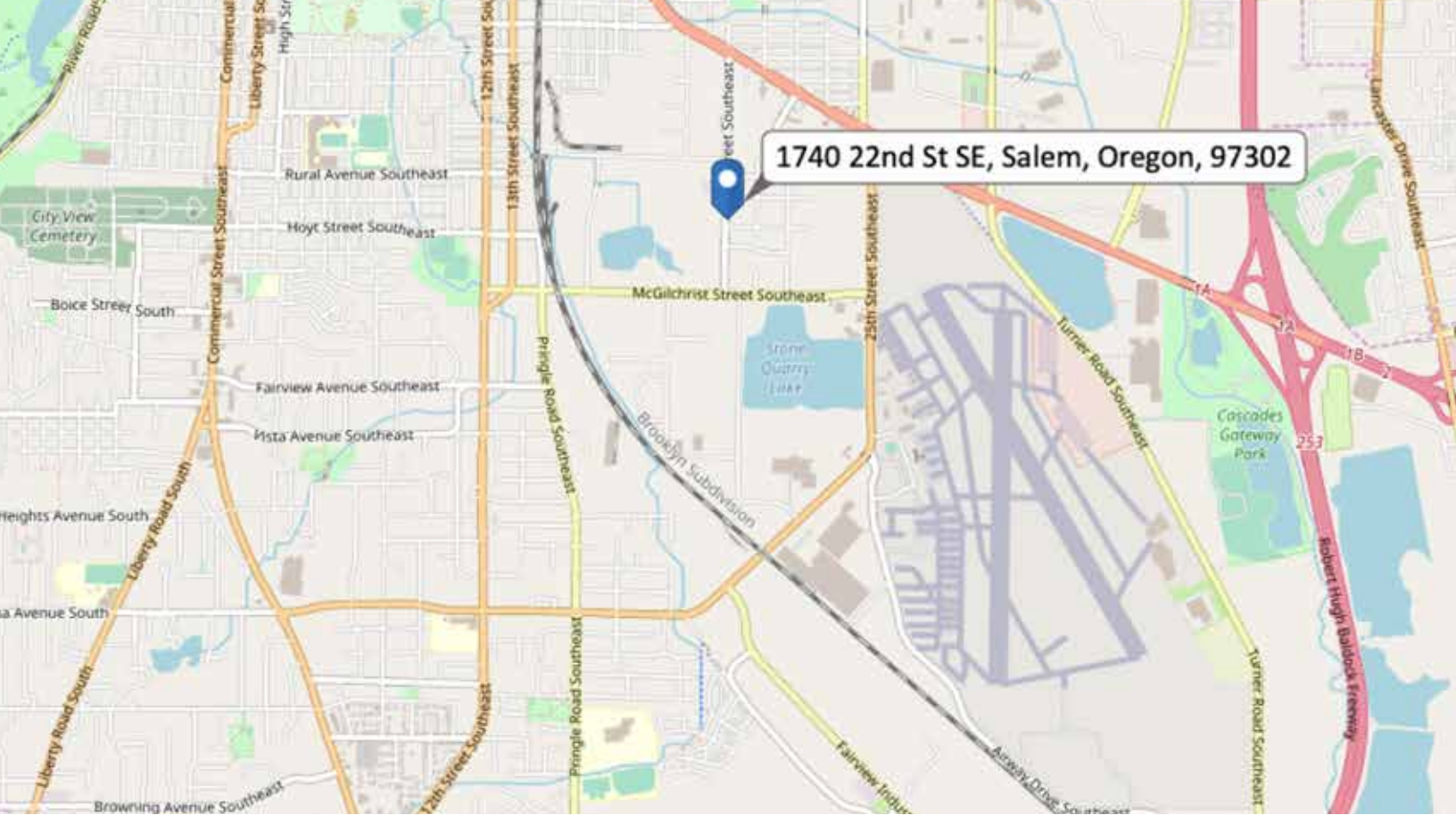
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LOCAL BUSINESSES

- Pacific Packaging Supply
- Cascade Plumbing
- Chaplaincy
- Complete Wireless
- Century Link
- Leighs Construction
- Mutual Materials
- Sunbelt Rentals
- Action Auto Glass
- Denzo Tool
- Service Master
- Day Wireless
- Floor Supply Co.
- John Mills Concrete
- The Contractors Exchange

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LOCATION Area Map

1740 22nd St. SE.

Well situated between downtown and the freeway. Less than 3 miles to I-5, and Hwy 22. .



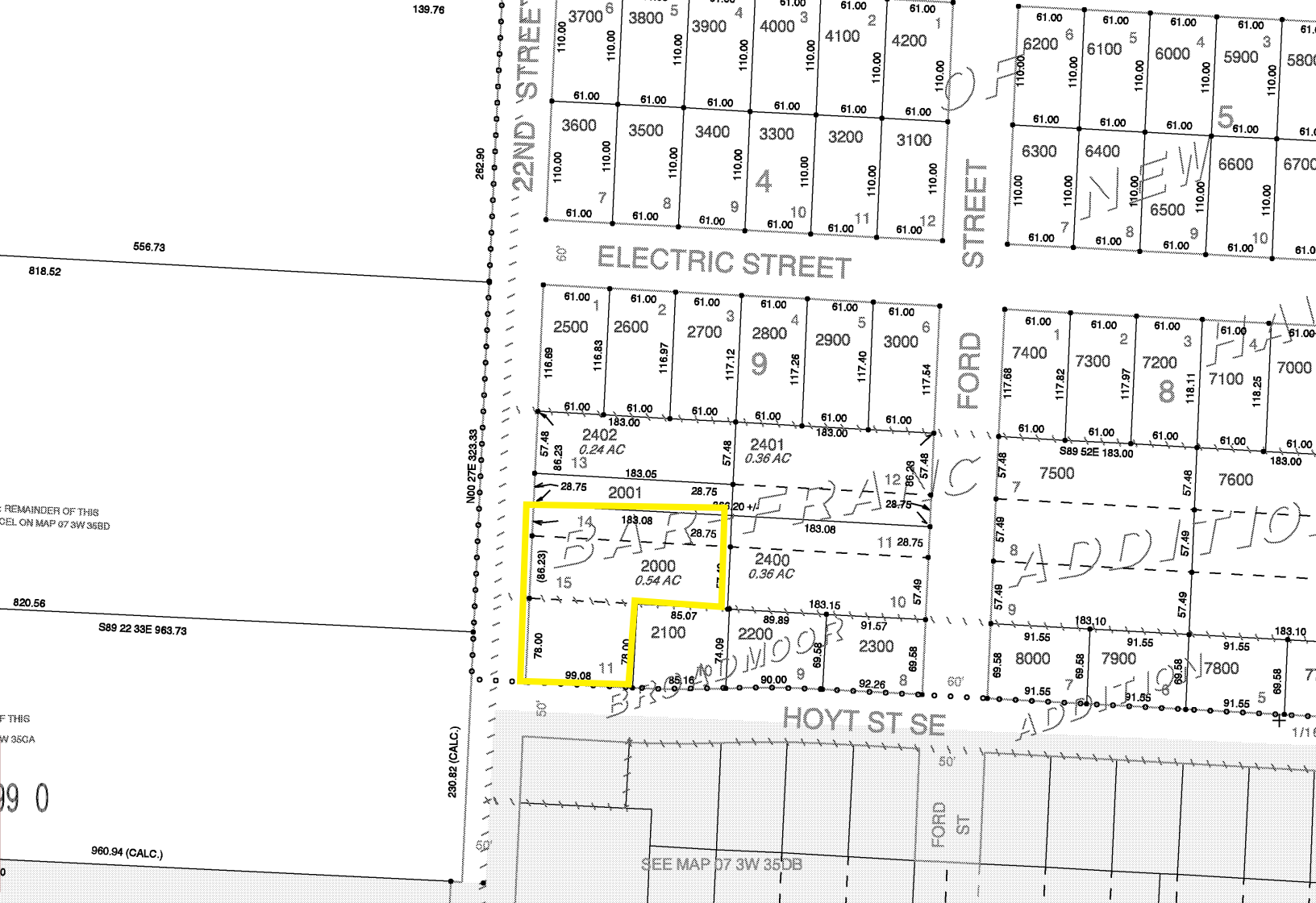
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LOCATION Parcel Map

1740 22nd Street SE.

Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.



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1758 22ND ST SE # 1740 SALEM, OR 97302

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

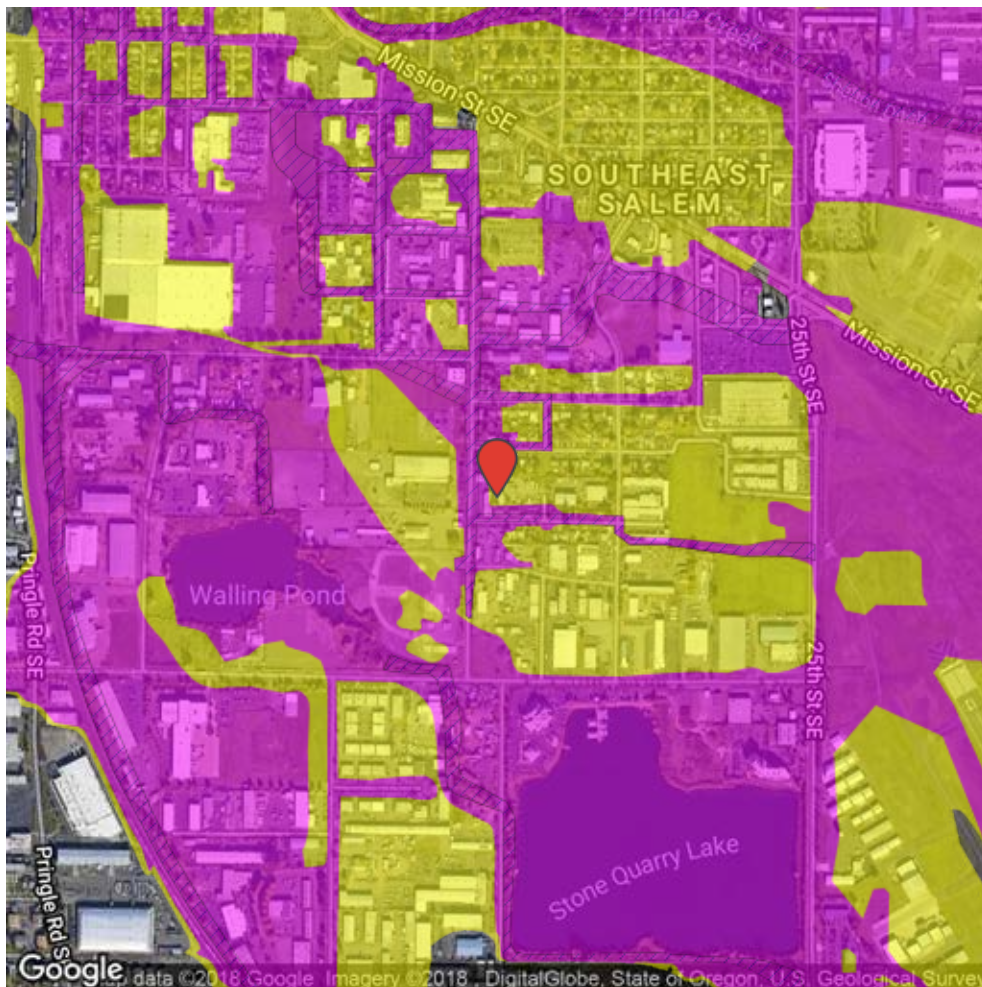
Flood Zone Determination: **OUT**

PANEL DATE

January 02, 2003

MAP NUMBER

410470342H



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA



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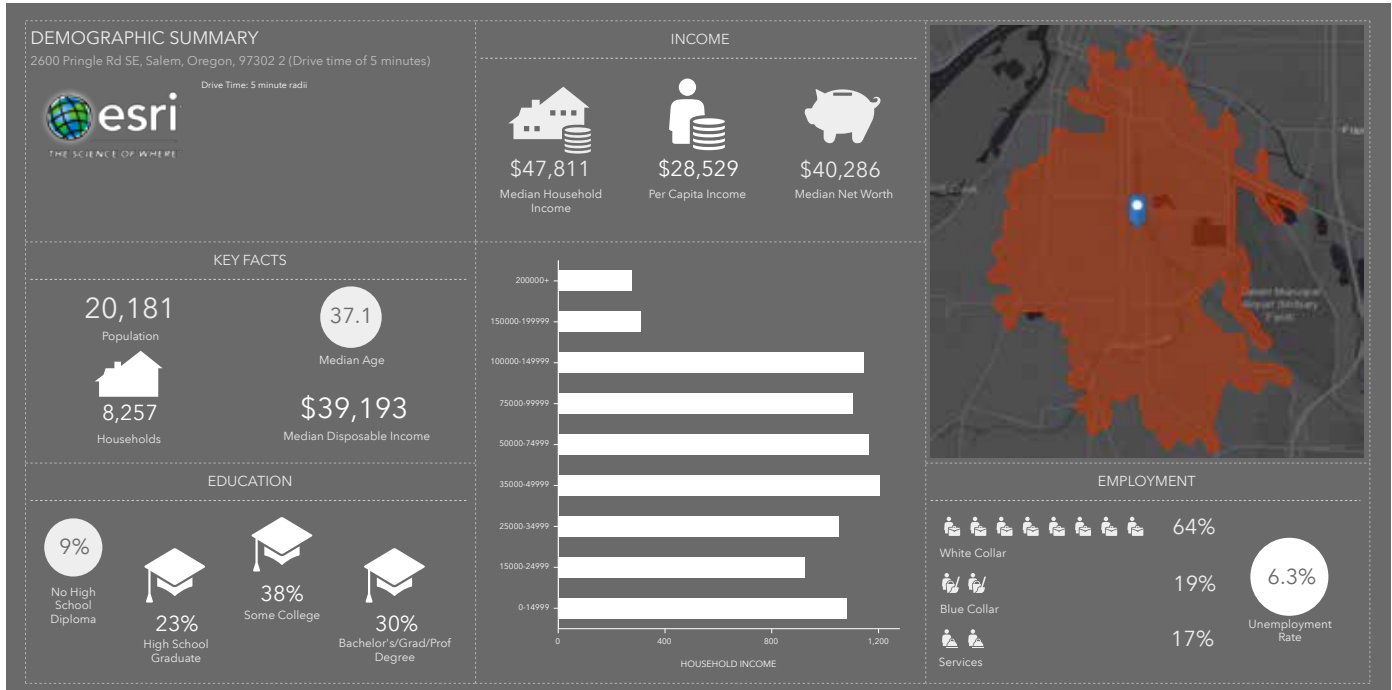
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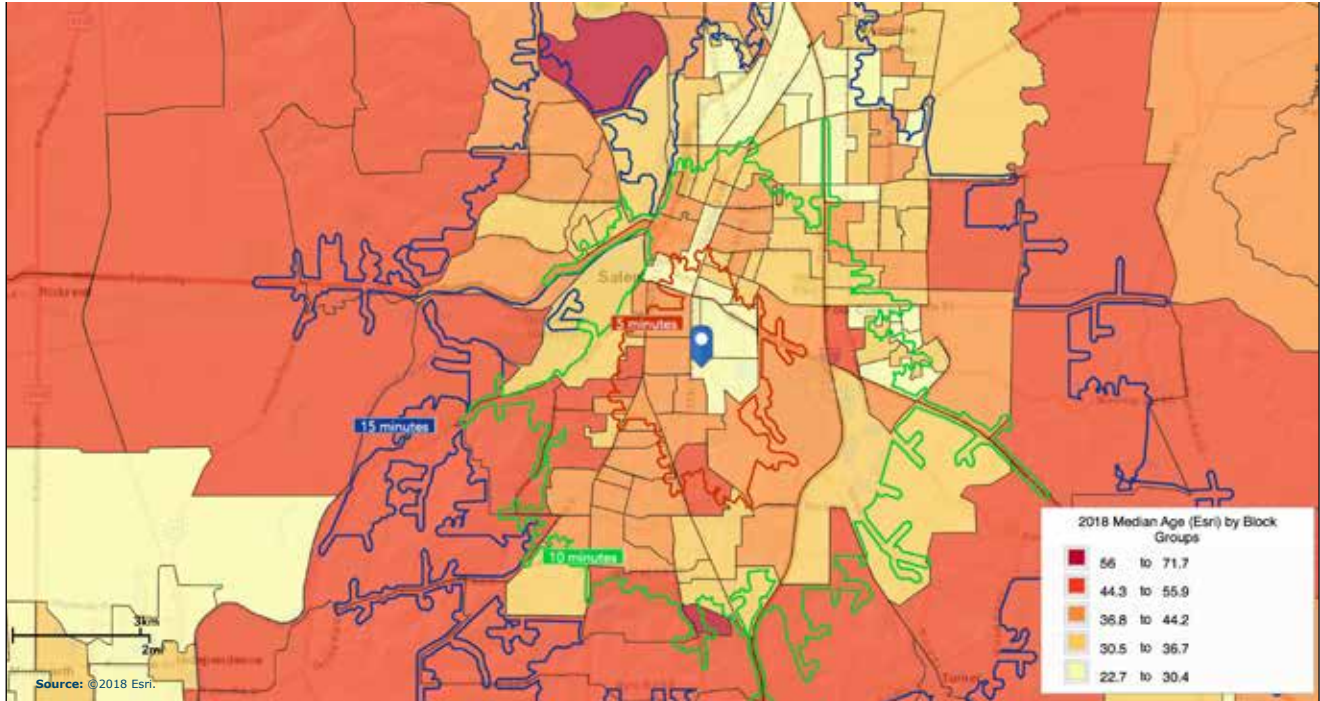
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SURVEY WITHIN 5 MINUTE DRIVE TIME



AGE TAPESTRY MAP



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