



**OFFERED AT  
\$ .90–1.15/ SF NNN**

**1835–1885 22nd ST SE Salem OR 97302**  
**NEW INDUSTRIAL PARK WITH COMPETITIVE RATES**

High demand space at affordable rates. The site offers a variety of footprints for industrial space, that blends capacity with options.

**Rate Schedule–**

10500 SF.	\$ .90/ SF
7000 SF.	\$ .95/ SF
3500 SF.	\$1.05/ SF
1750 SF.	\$1.15/ SF

Each demised unit will have their own entrance, overhead door, separate power, small office with restroom. Certain buildings include dock high loading that have common access for use by all tenants.

**FEATURES**

- GENERAL INDUSTRIAL ZONE
- 1750 - 7,000 SF
- 20' EVE HEIGHT
- CLEAR SPAN
- FIRE SUPPRESSION
- ESFR CAPABLE
- COMMON USE DOCK
- YARD AVAILABE @ \$.10/ SF
- 2 MILES TO I-5 & HWY 22
- OP-EX. ESTIMATED \$.235/ SF
- ABOVE THE FLOOD PLANE



**Ian Levin, CCIM**  
NLCO

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lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





## LOCAL BUSINESSES

- Holiday Retirement
- Masco
- Sunbelt
- Evergreen Plumbing
- Ferguson Supply
- Motion Inc
- Airport Steel
- CD Redding
- Fleet Pride
- Six States Distributors

# NLCO

## LOCATION

## Area Map

**1835-1885 22nd St SE Salem OR 97302**

Central location for local business traffic, and within 3 miles of I-5 for regional access.



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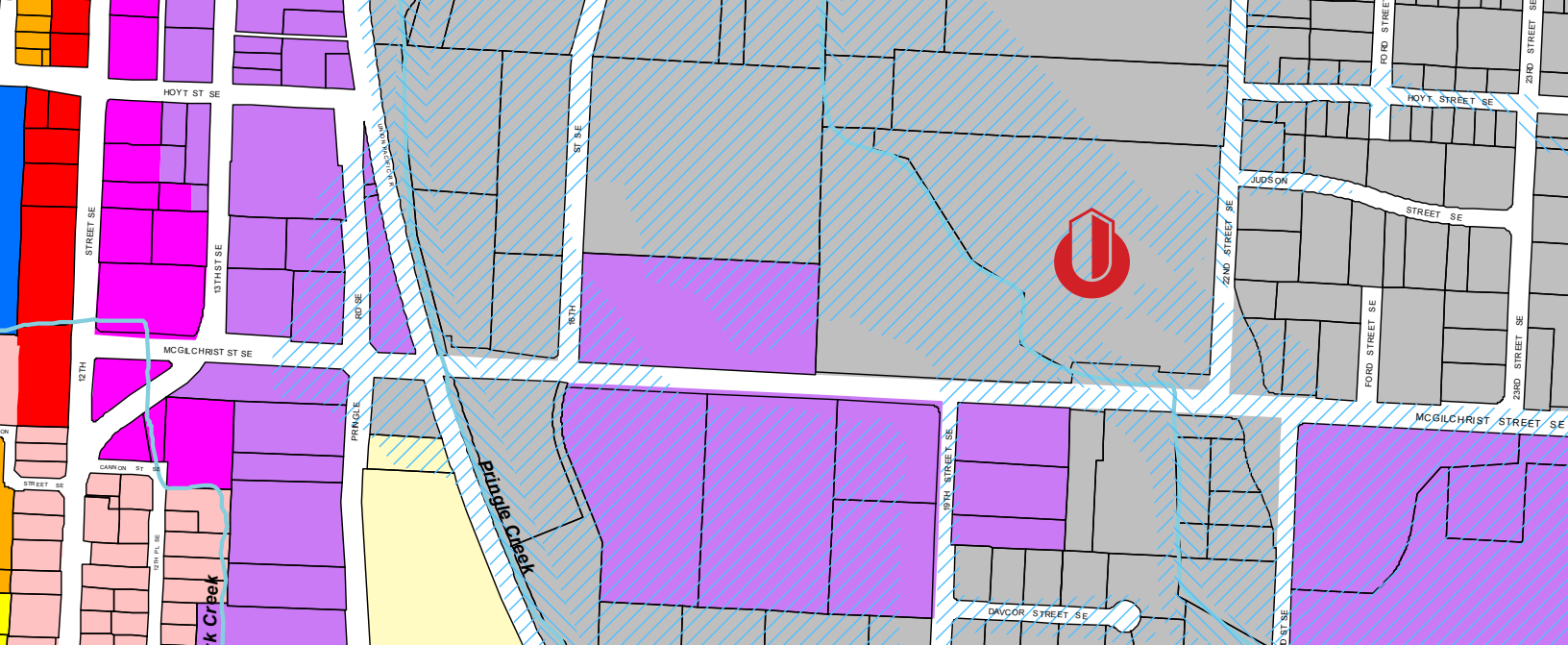






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#### Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial**
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential



## ZONING DESCRIPTION (IG) Industrial General

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The IG zone is focused on traditional manufacturing and warehouse distribution to a certain amount. What is really flexible about the IC zone is it allows a much broader set of uses that can be done in the complex. For details on this zone, the code can be found on our website under the resources page.



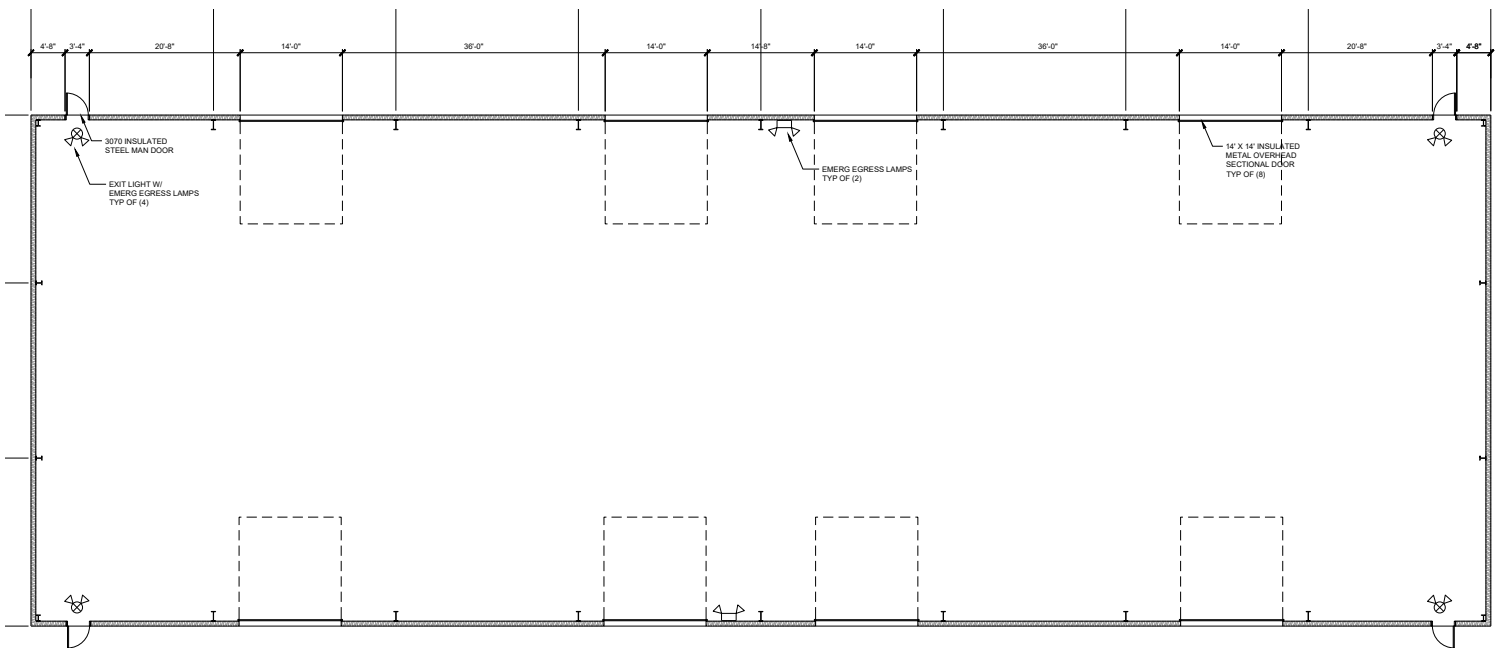
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## COUNTY RECORDS

- 527998
- Map Tax Lot #073W35DB04500
- 10.78 Acres
- 469,529 Square Feet
- Parcel #4500
- Property Class 200
- 24-25 taxes \$96,182.54



# NLCU

## LOCATION

## Parcel Map

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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.



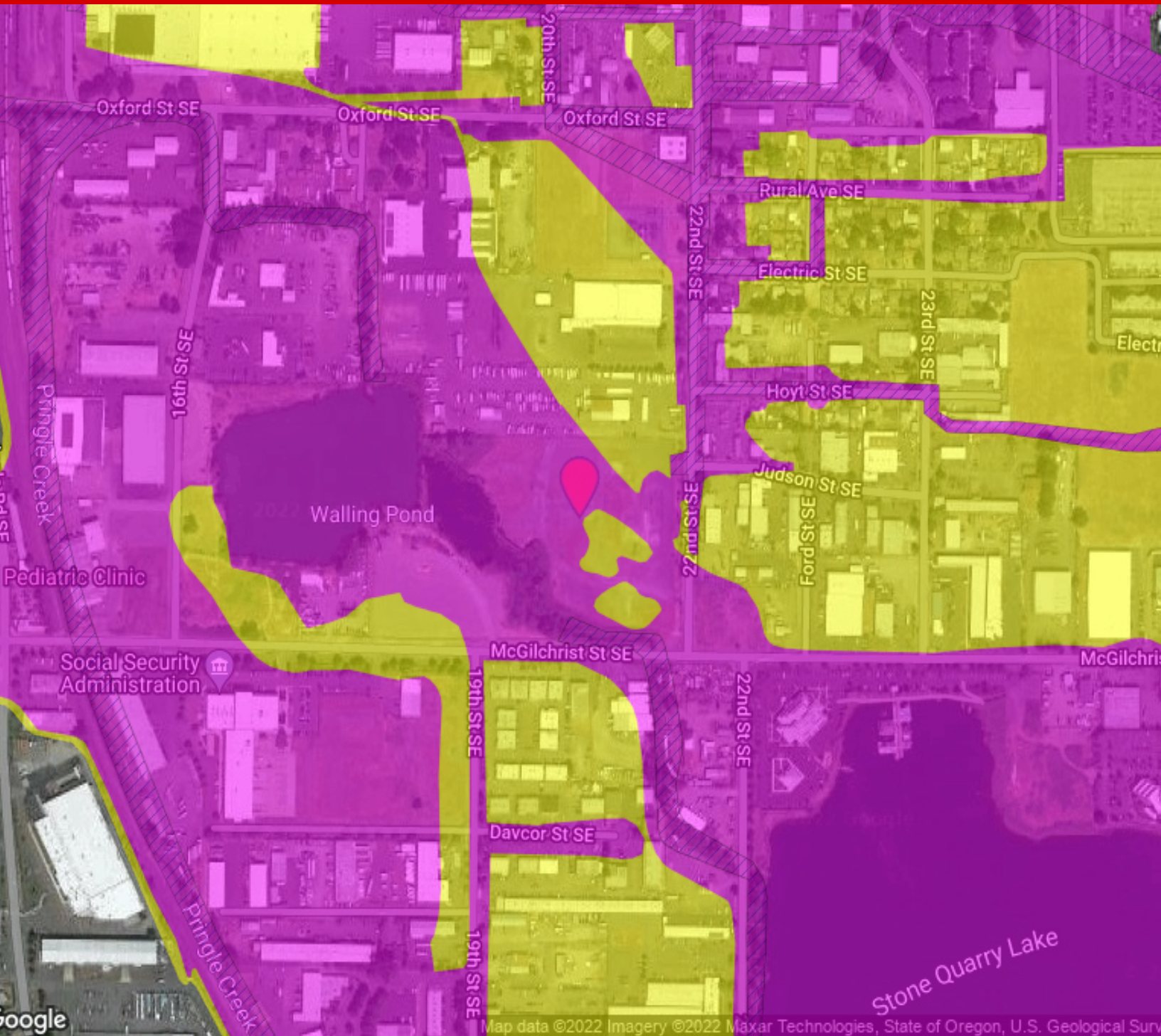
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Flood Zones:     X500 or B Zone     A Zone     V Zone     D Zone     Floodway     CBRA



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