

**OFFERED AT
\$.85/ SF/ Mo. (MG)**

2244 Judson St SE. Salem Oregon 97302

TRADITIONAL OFFICE WITH SHOP SPACE
Covered parking in front of the office.

Welcome to this versatile and well-designed small warehouse with an attached office space, offering an ideal solution for businesses seeking a compact yet efficient facility to meet their storage and administrative needs.

This warehouse boasts a manageable footprint, making it perfect for businesses requiring storage space without excessive overhead. The clear-span layout ensures maximum utilization of the available area.

FEATURES

- IG ZONE
- 3506 SF
- BREAK AREA
- STREET FRONTAGE
- CLEAR-SPAN WAREHOUSE
- COVERED PARKING
- 2- 10X12 OVERHEAD DOORS
- GATED PROPERTY
- FULLY INSULATED
- STOREFRONT GLASS OFFICE



Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

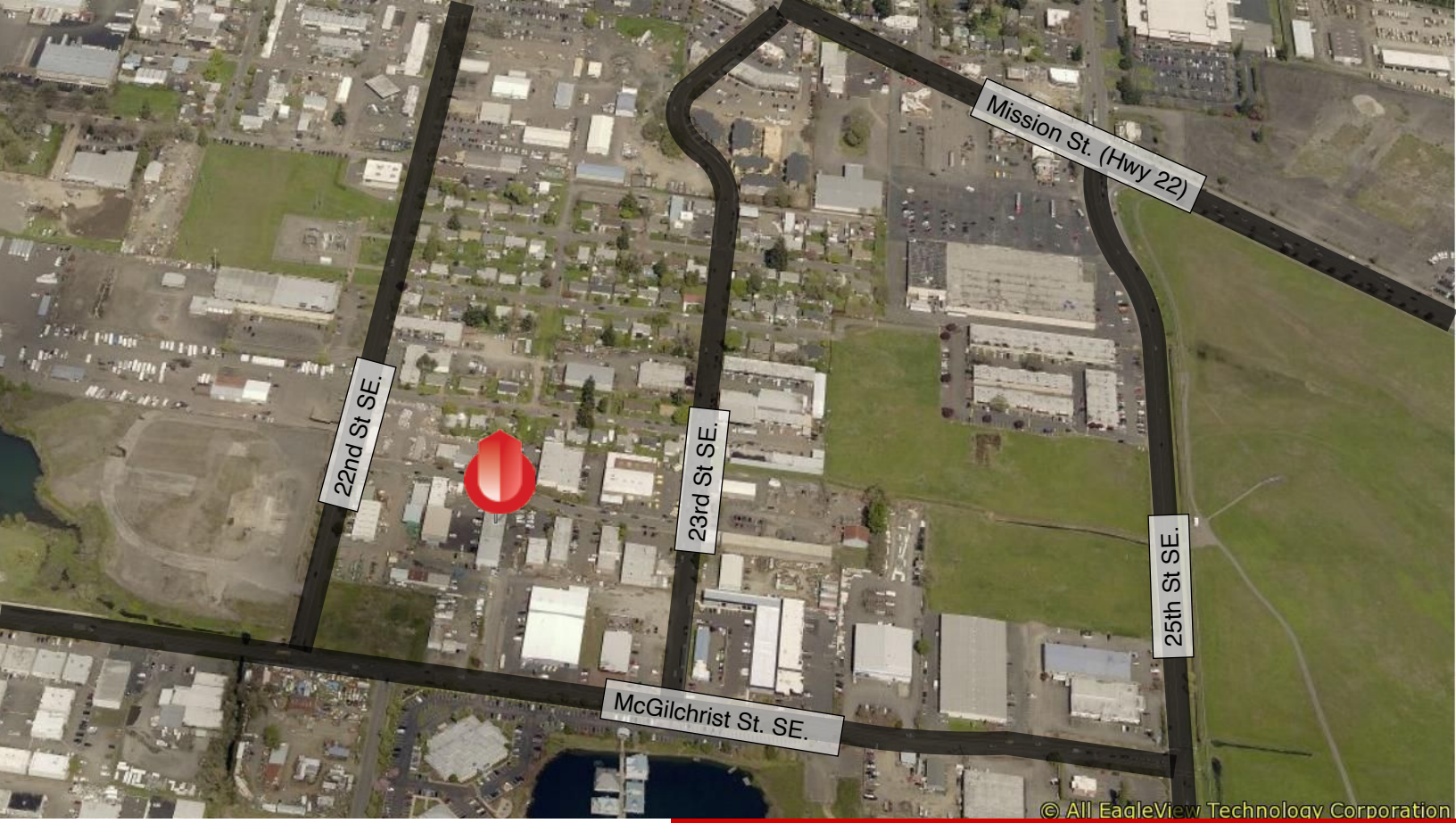
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Oregon Real Estate Agency Disclosure Pamphlet



September 02, 2023



LOCAL BUSINESSES

- Fox Auto Repair
- Day Wireless Systems
- Rasmussen Spray Service
- Evergreen Plumbing
- Honky Tonk Bar & Grill
- Holiday Retirement
- Airport Steel
- Ferguson Plumbing Supply
- Westech Rigging Supply
- Fleet Pride
- Salem Contractors Exchange



LOCATION Area Map

2244 Judson St SE. Salem OR. 97302

Strategically located at the heart of the construction trades, this warehouse with office space offers unparalleled convenience for industry professionals.



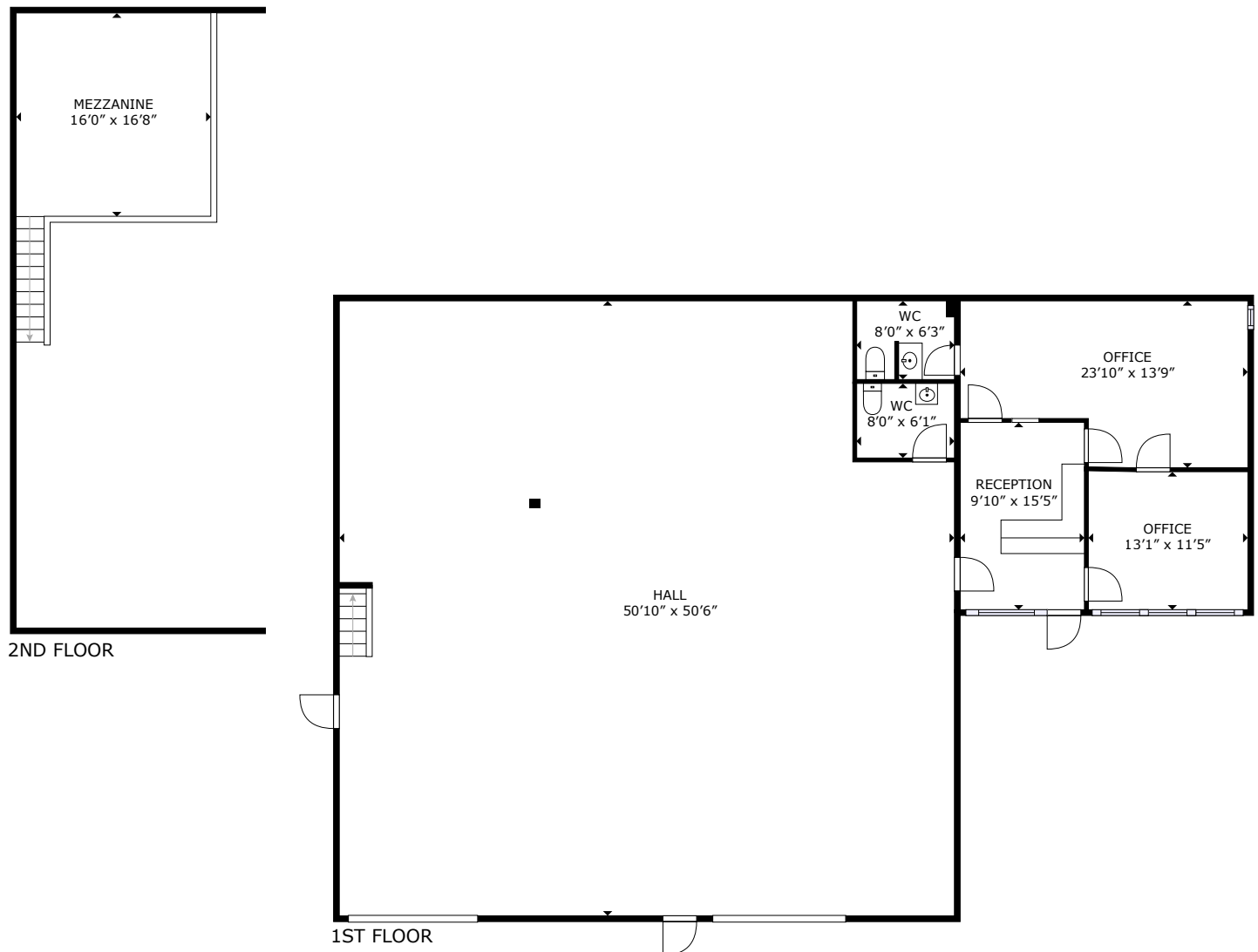
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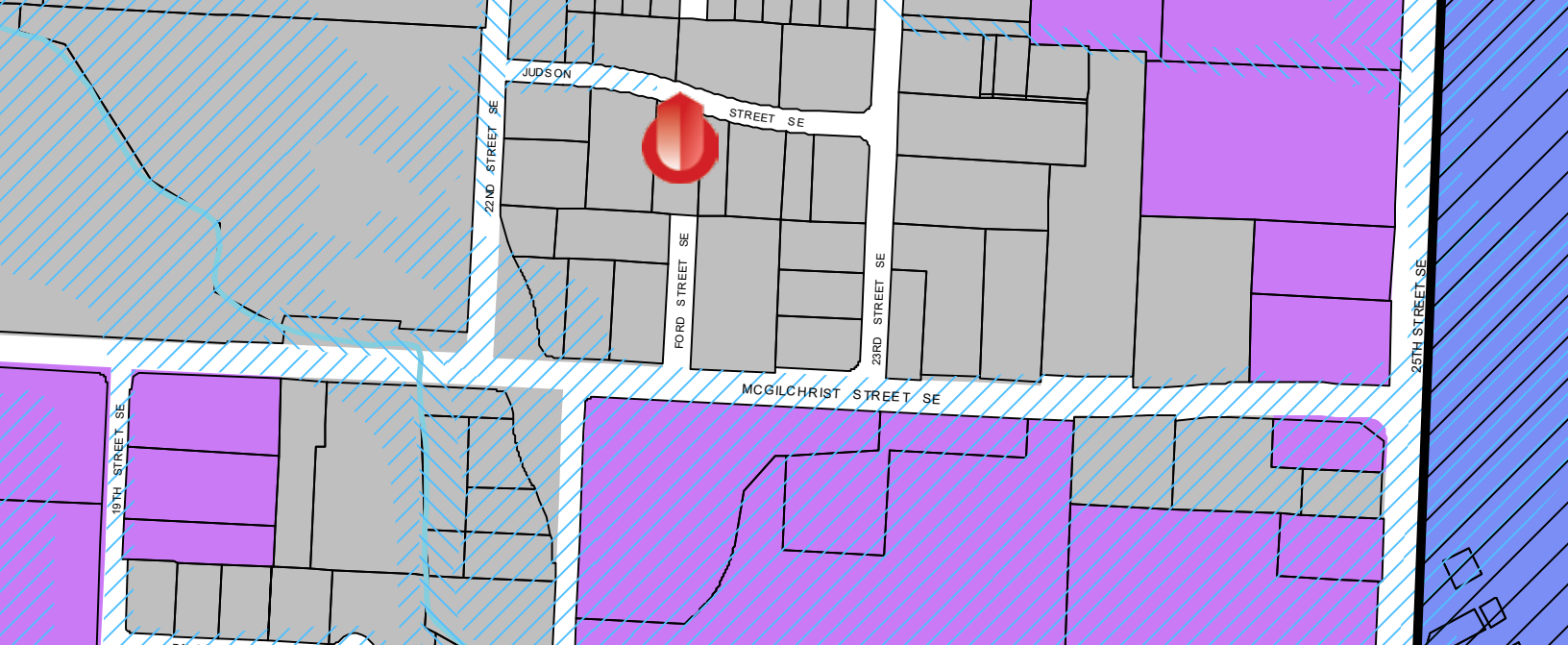
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Zoning Designations

- 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



ZONING DESCRIPTION

(IG) General Industrial

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The General Industrial Zone in Salem, Oregon, is a designated area within the city where a wide range of industrial activities and businesses are permitted. This zone typically allows for manufacturing, warehousing, distribution, and other industrial-related operations. It's characterized by its proximity to major transportation routes, offering convenient access for logistics and shipping. Additionally, the zone may have infrastructure and zoning regulations in place to ensure compatibility with neighboring properties and environmental considerations.



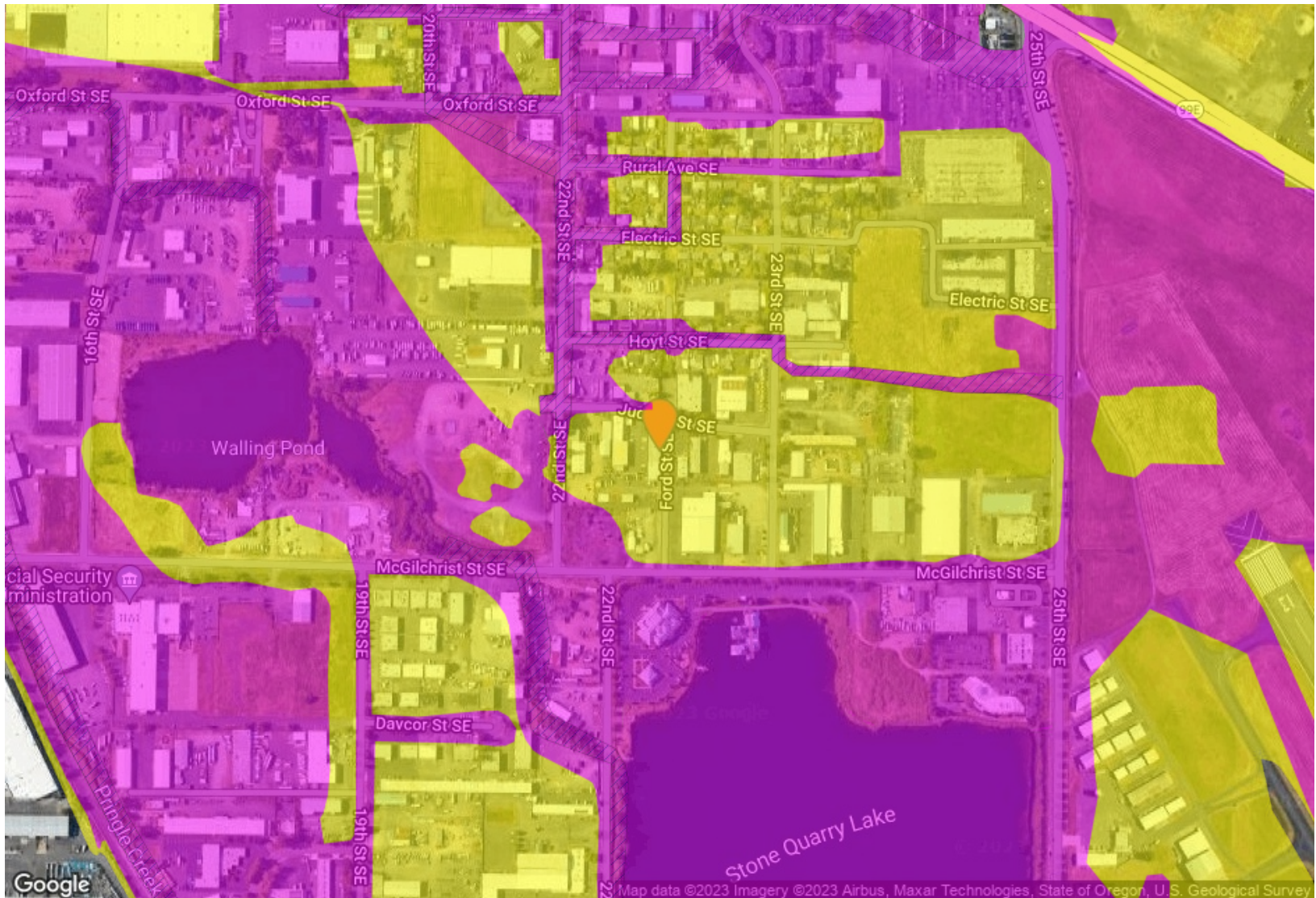
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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