



**OFFERED AT
\$1.05/ SF MG**

1742 22nd St SE Salem OR 97302

Open Floor Plan.

Good location for wholesale distributor, business to business sales, or supply chain middleman.

Rent is Modified Gross. In addition to rent, tenant pays all utilities and services. Landlord pays base year real estate taxes, base building fire insurance, exterior building maintenance, and water sewer billing.

FEATURES

- IG ZONE
- 2500 SF
- SIGNAGE
- SHOWROOM
- 14' UNDERSIDE OF ROOF
- 10 X 10 OVERHEAD DOORS
- WIDE RANGE OF ALLOWED USES
- INTERIOR RECENTLY PAINTED
- STOREFRONT GLASS



Ian Levin, CCIM
NLCO.

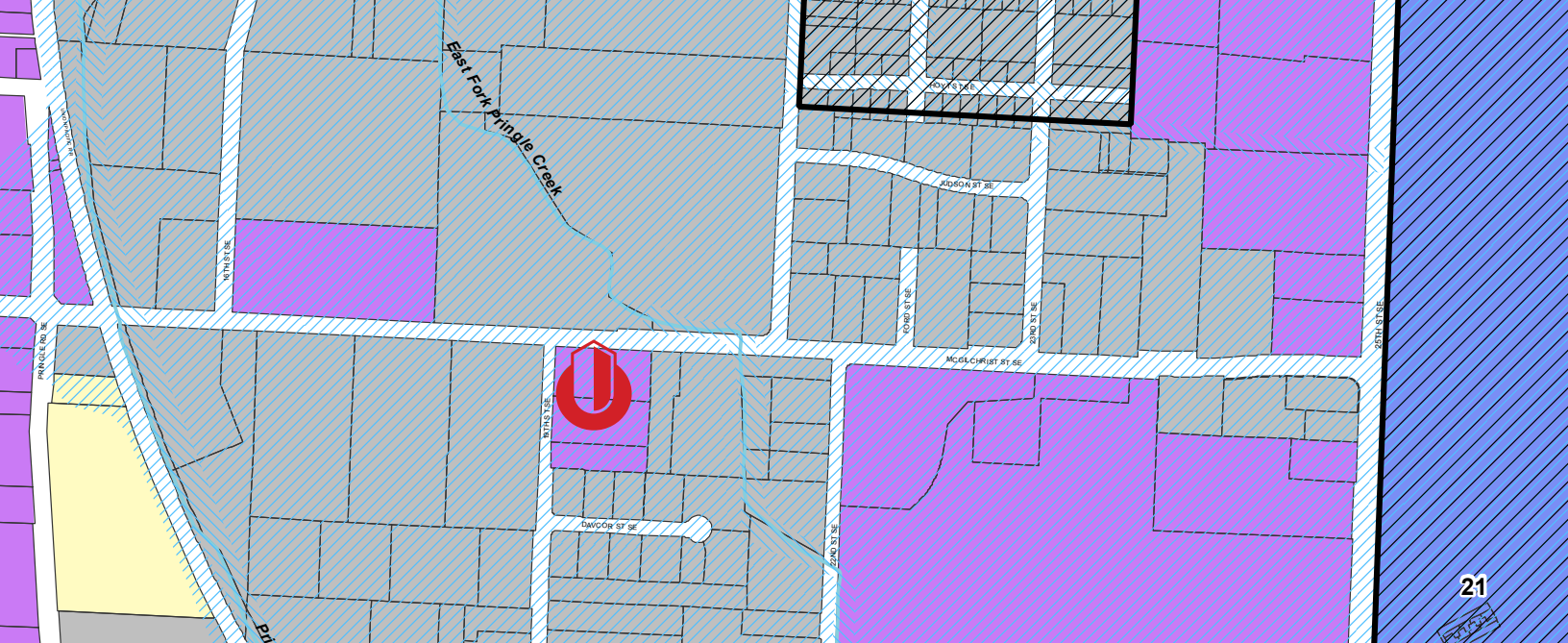
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www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet



November 01, 2024



- 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



ZONING DESCRIPTION

General Industrial Zone

1742 22nd St SE. Salem OR 97302

The IG zone code can be found on our website nathanlevinco.com, under the resources tab. In general, this zone allows general business activity in manufacturing, wholesale, service contractors, and storage. Where the limited uses are retail, and commercial sales.



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Comming Soon.

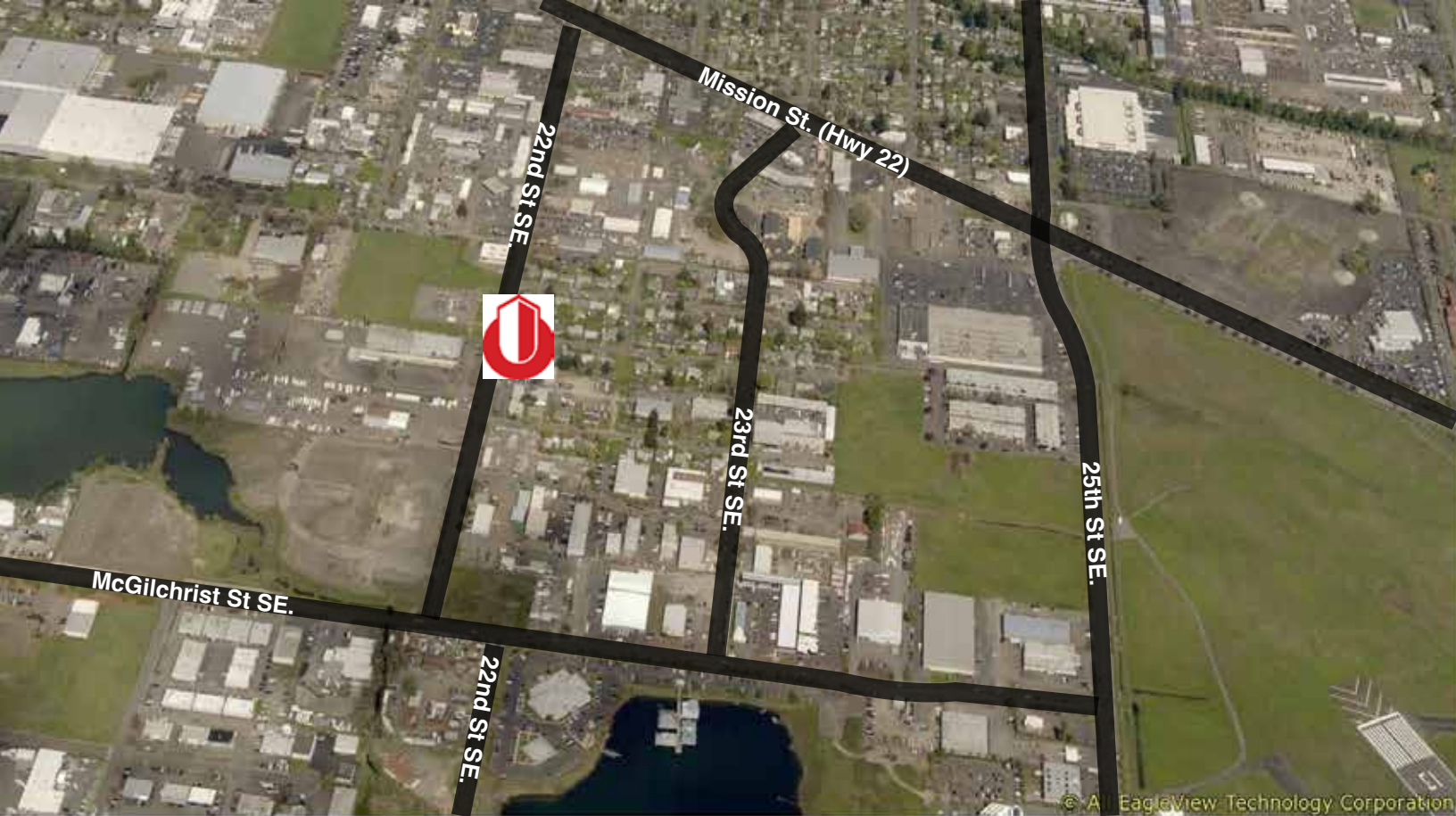


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LOCAL BUSINESSES

- Mutual Materials
- Oregon Cascade Plumbing
- Superior Excavation
- Uponor
- Day Wireless
- Evergreen Plumbing
- Santiam Brewing
- Ferguson Supply
- Salem Public Works Shops
- Prestige Auto
- James Heating



LOCATION Area Map

1742 22nd St. SE. Salem OR 97302

Well located in SE Salem for supply chain fulfillment business serving contractors, .



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