NLCO

LEASE

OFFERED AT

$1.00/ SF MG

2315 Pringle Rd SE Unit K Salem OR 97302

Might be the Best Business Incubator Space in All the Land.

It's a deal. It's a steal. It's the opportunity of the century... Okay is not the opportunity of the century but this is pretty close.

This exceptional commercial space offers the perfect blend of functionality and visibility, tailored for a thriving business like yours. With a strategic mix of office and showroom areas complemented by a spacious service bay, this location is designed to elevate your opterations and impress your clients.

With prominent signage facing Pringle Road, your brand will be hard to miss! Say goodbye to your parking woes, plenty of parking available. Space is individually metered for utilities, giving you control over your operating costs and ensuring that you only pay for what you use.

FEATURES

- IC ZONE
- 2,150 SF
- SIGNAGE
- CENTRALLY LOCATED
- 10 MIN TO I-5
- A/C OFFICE & SHOWROOM
- 2 RESTROOMS
- DRIVE THRU SHOP
- 2 STORY OFFICE
- FULLY FENCED & GATED
- PARKING!!!

Ian Levin, CCIM
NLCO.

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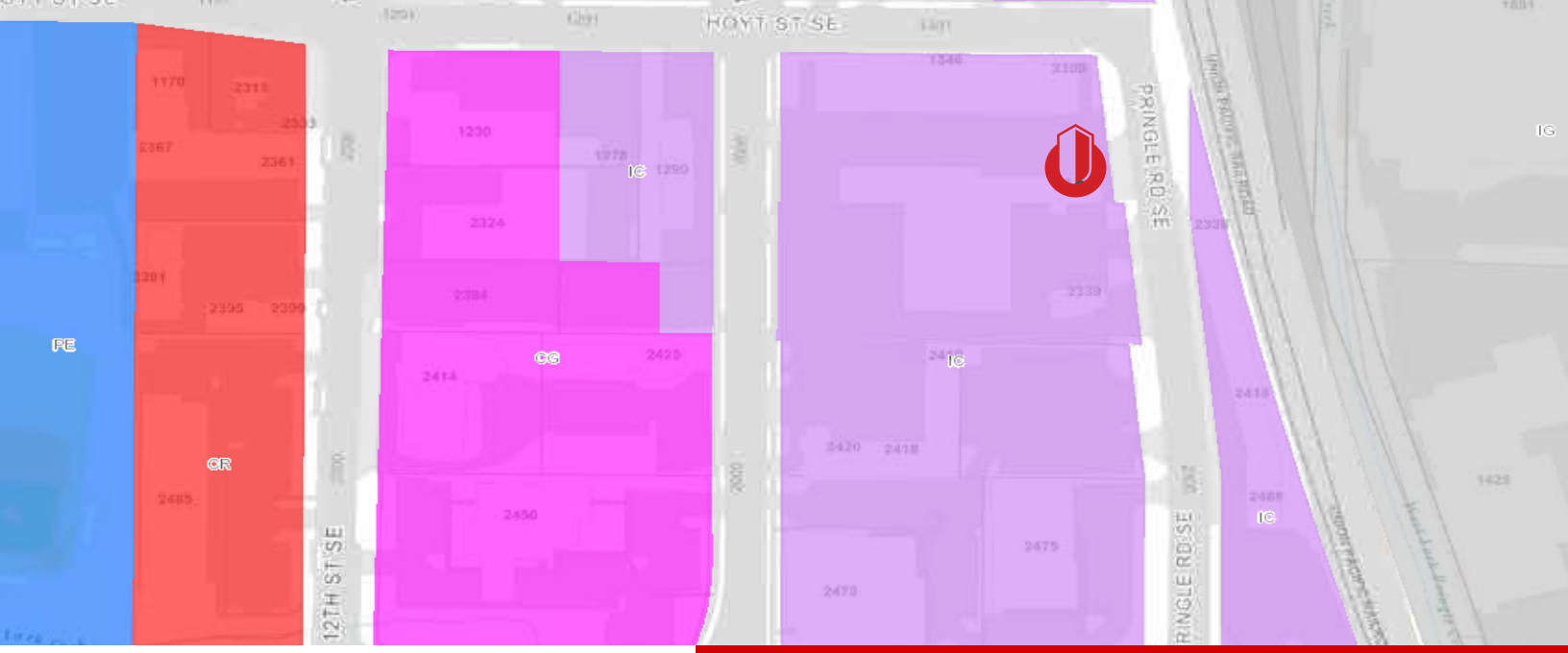
www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet

April 23, 2025



- 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

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ZONING DESCRIPTION

Industrial Commercial Zone

2315 Pringle Rd SE unit K Salem OR 97302

The IC zone code can be found on our website nathanlevinco.com under the resources tab. In general, this zone allows for a very broad range of uses from retail, to light manufacturing and of course office, because Salem will allow office just about anywhere.

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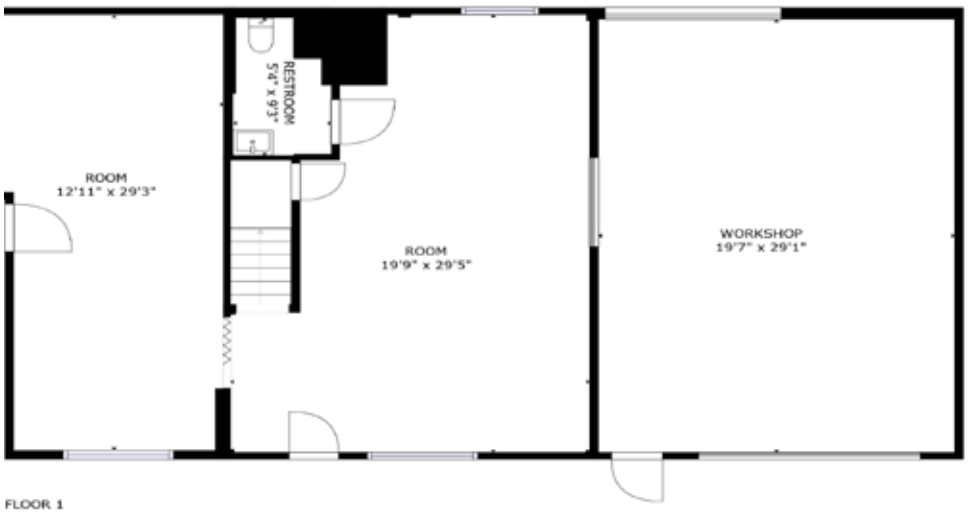
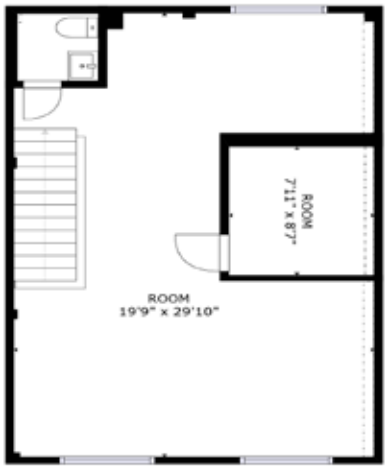
FLOOR PLAN



FLOOR 1



FLOOR 2

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FLOOD MAP

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LOCAL BUSINESSES

- Main Autobody
- The Dog Bark
- Cherry City Electric
- Salem Pediatric
- Cascade Tire Pros
- Cherry City Interiors

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LOCATION

Area Map

2315 Pringle Rd SE unit K Salem OR 97302

Centrally located, just 10 minutes from I-5. Access onto 13th and Pringle Road provides excellent accessibility.

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