



**OFFERED AT  
\$1.00/ SF MG**

## 2532 19th St SE 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.

Nice corner location with good visibility, signage and something unique; this 1000 SF space has both office and shop with overhead door!

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, and exterior building maintenance.

## FEATURES

- IC ZONE
- 1000 SF
- SIGNAGE
- CAN BE REMODELED
- 14' TO ROOF DECK
- FULLY CONDITIONED SPACE
- BUSINESS PARK COMPLEX
- ADDITIONAL YARD AT \$.12/ SF



**Ian Levin, CCIM**  
NLCO.

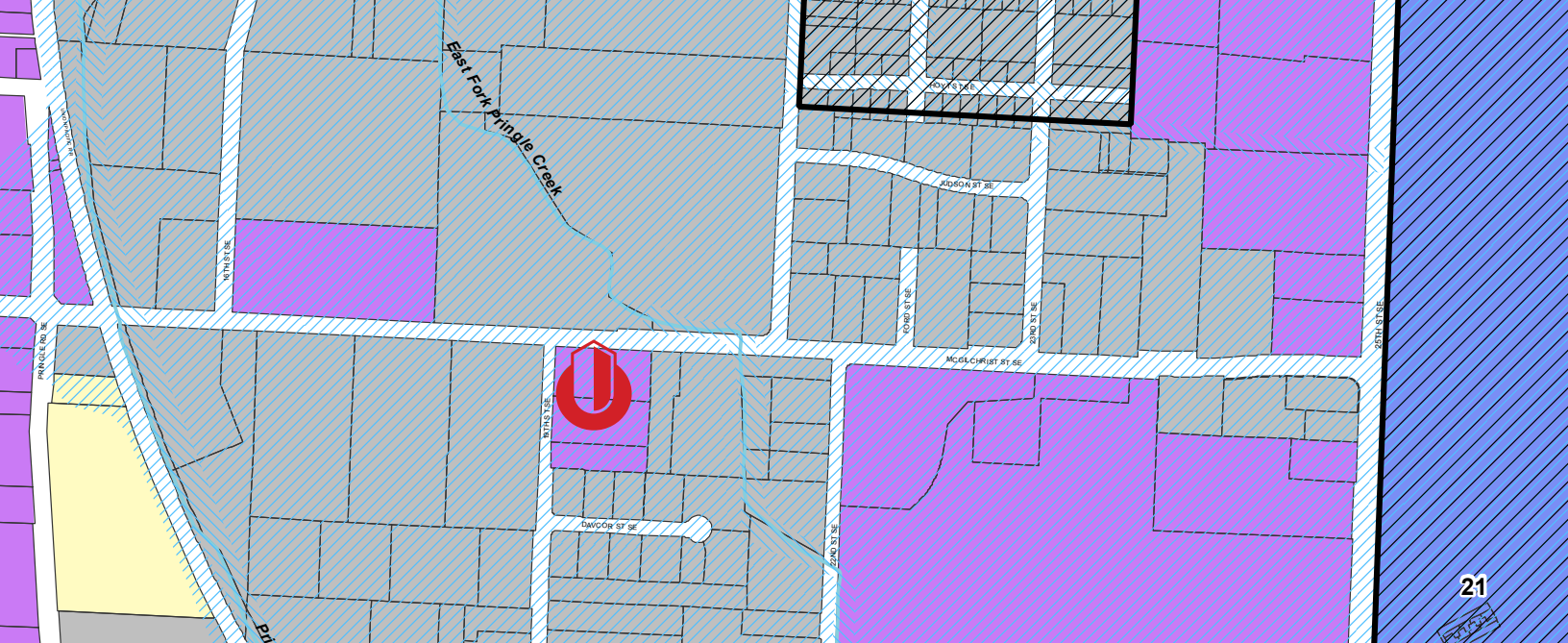
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lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet



April 01, 2025



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- 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

# Industrial Commercial Zone

**2532 19th St SE. Salem OR 97302**

The IC zone code can be found on our website [nathanlevinco.com](http://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.

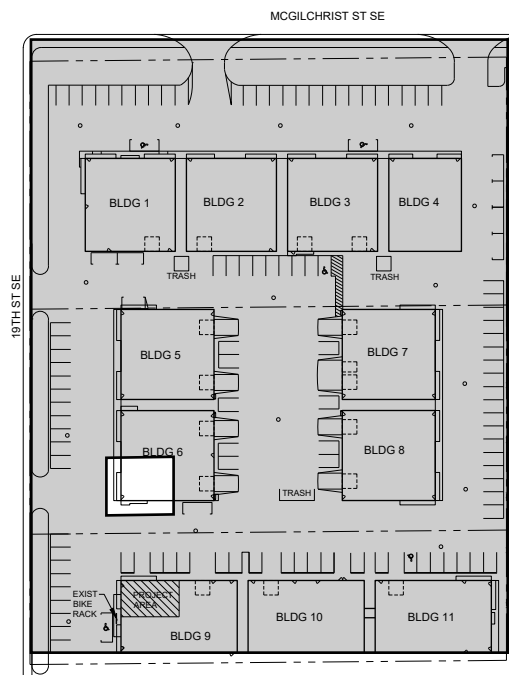
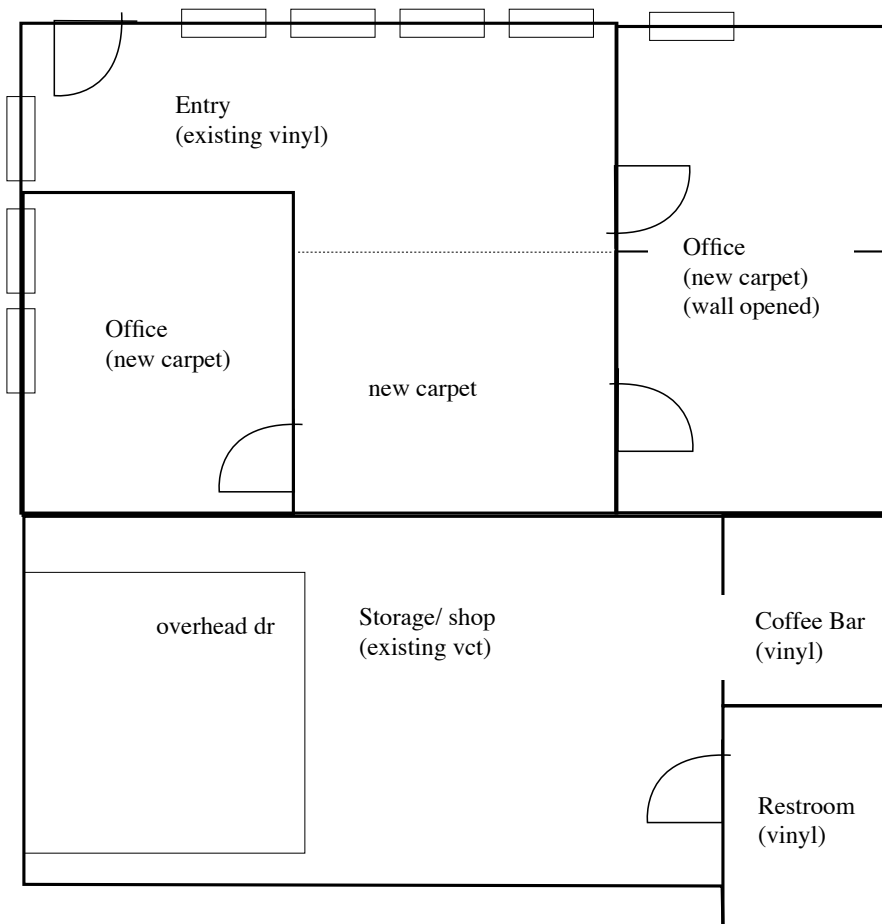


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## LOCAL BUSINESSES

- Resilient Human
- ABC Window Cleaning
- Social Security
- VA Clinic
- GTS Supply
- North Coast Electric
- Johnstone Supply
- CWallA
- Pence Construction
- Prestige Auto
- James Heating



## LOCATION Area Map

**2532 19th St SE Salem OR 97302**

The complex has been a starting point for so many small businesses since it was constructed in the early 1980's. The location in SE Salem with connecting streets to major arterials, is ideal for local contractors, and service companies.



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