



**OFFERED AT
\$1.30/ SF MG**

2580-2582 19th St SE Salem OR 97302

Quiet Professional Business Park.

Position your business in a well-established light industrial business park, this 4,000 SF commercial suite offers a functional mix of office and warehouse space. The property features an older vintage, shallow-bay layout with 14' clear height to the roof deck, providing flexibility for a variety of local business uses.

Zoned IC, the space includes signage opportunities, fully conditioned interior, and remodel potential to tailor the space to your operations. The business park is home to a diverse tenant mix, including contractors, veterinary services, and a local brewpub, creating a professional and stable setting.

Lease is Modified Gross—tenant pays utilities and services, while landlord covers base year taxes, base building fire insurance, and exterior maintenance.

FEATURES

- IC ZONE
- 4,000 SF
- SIGNAGE
- CAN BE REMODELED
- 14' TO ROOF DECK
- FULLY CONDITIONED SPACE
- BUSINESS PARK COMPLEX
- ADDITIONAL YARD AT \$.12/ SF



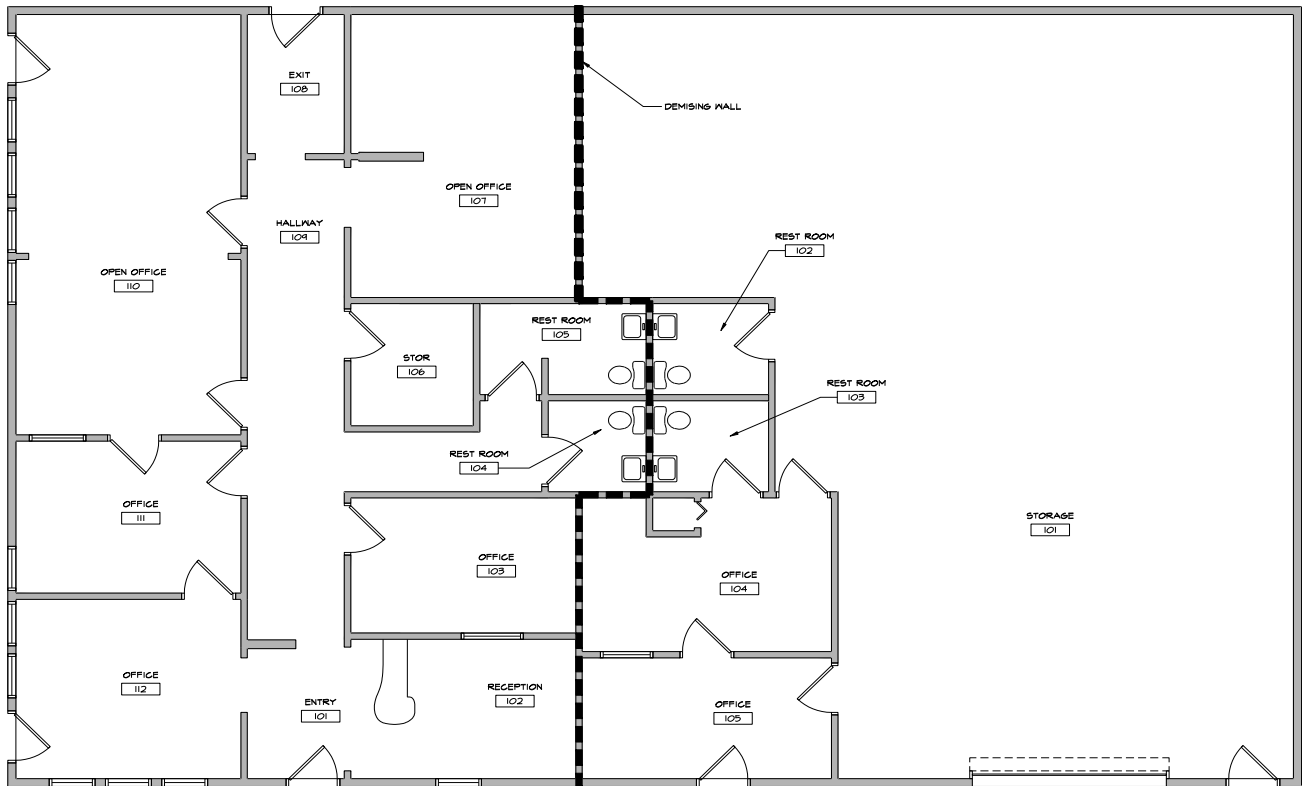
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Oregon Real Estate Agency Disclosure Pamphlet





#2582
1820 SF

#2580
2180 SF



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LOCAL BUSINESSES

- Santiam Brewing
- ABC Window Cleaning
- Salem Park Veterinary Clinic
- Social Security
- Linde Welding Gas & Equip Center
- Pacific Marketing
- Coria Contracting
- Ferguson Plumbing Supply
- Johnstone Supply
- Airgas Store
- CWAllA
- TruckPro
- Prestige Auto
- James Heating



LOCATION Area Map

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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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