



**OFFERED AT
\$1.65/ SF MG**

1777 Fabry Rd SE Building D Salem OR 97306 **FLEXIBLE CLASSROOM & OFFICE SPACE W/ OUTDOOR AREA**

Now available for lease on the grounds of Unity of Salem, Building D offers approximately 1,792 SF of functional space in a well-maintained manufactured structure. The layout includes two large classrooms, three smaller offices, and two restrooms—ideal for a small childcare center, preschool, counseling practice, or professional office user seeking a quiet, community-oriented setting.

Conveniently located near I-5 access and just off Commercial Street SE, the property provides excellent connectivity to South Salem neighborhoods and nearby businesses. Tenants will enjoy 7 dedicated parking spaces plus approximately 10,000± SF of grassy/garden area (fencing negotiable), along with wheelchair-accessible ramp entry for added convenience and inclusivity.

FEATURES

- 1,792 SF
- 2 large classrooms
- 3 small offices
- 2 bathrooms
- Wheelchair accessible
- 7 parking spots
- Large grassy area
- Garden space
- Near I-5
- Commercial Street access



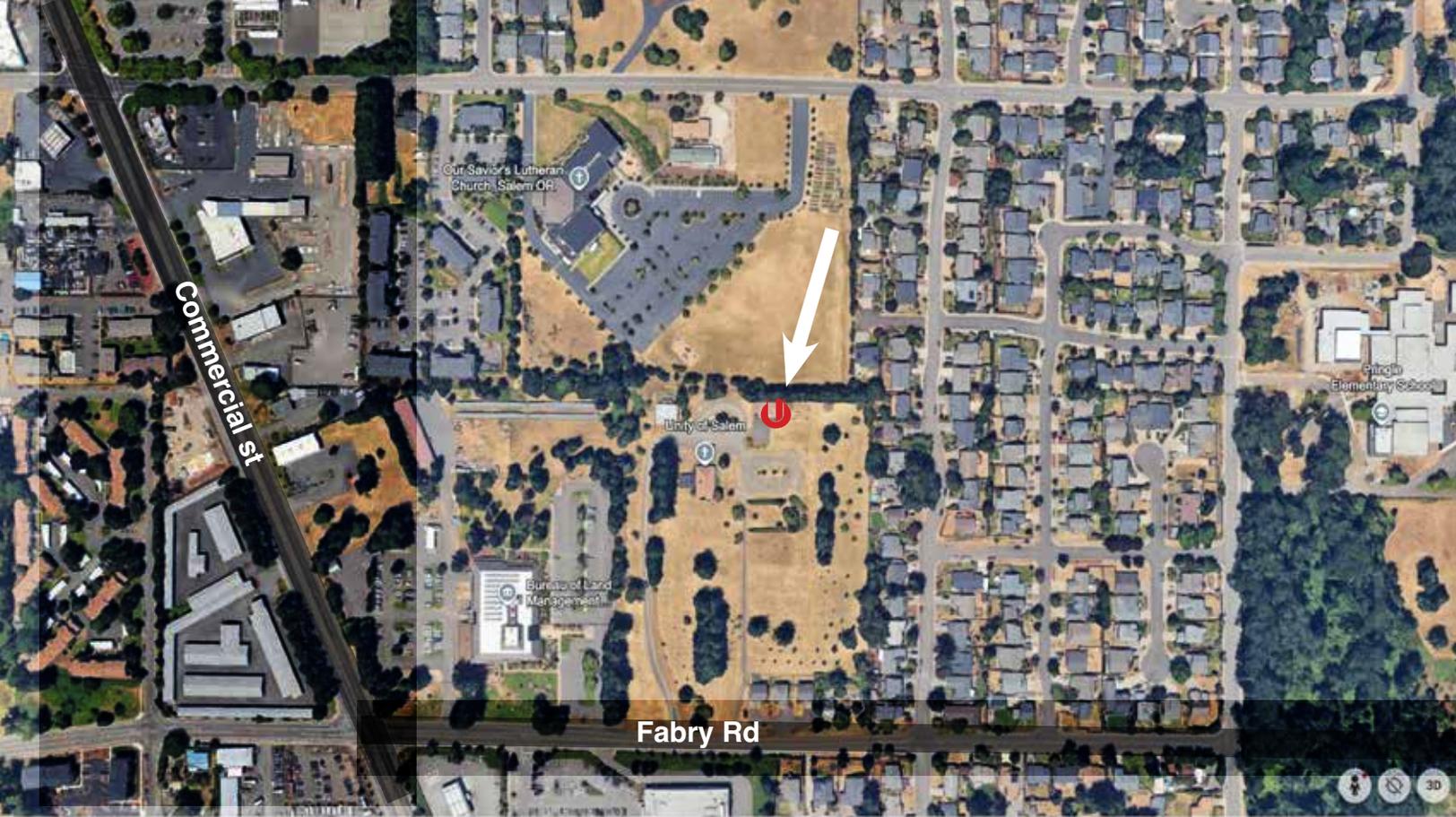
Ian Levin, CCIM
NLCO

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





LOCAL BUSINESSES

- Safeway
- Beehive Station
- Kilgore Blackman Building Materials
- Pioneer Beverage
- Guentner's Gardens
- Better Beef Company
- South Salem Mini Storage
- Walmart
- US Foods Chef Store

NLCO

LOCATION

Area Map

**1777 Fabry Rd SE Building D
Salem OR 97306**

Strategically located in South Salem near major arterials with convenient access to Interstate 5, this property offers excellent connectivity for customers and employees alike. Positioned in a growing commercial corridor near Salem amenities, services, and residential neighborhoods, it provides strong visibility and easy accessibility.



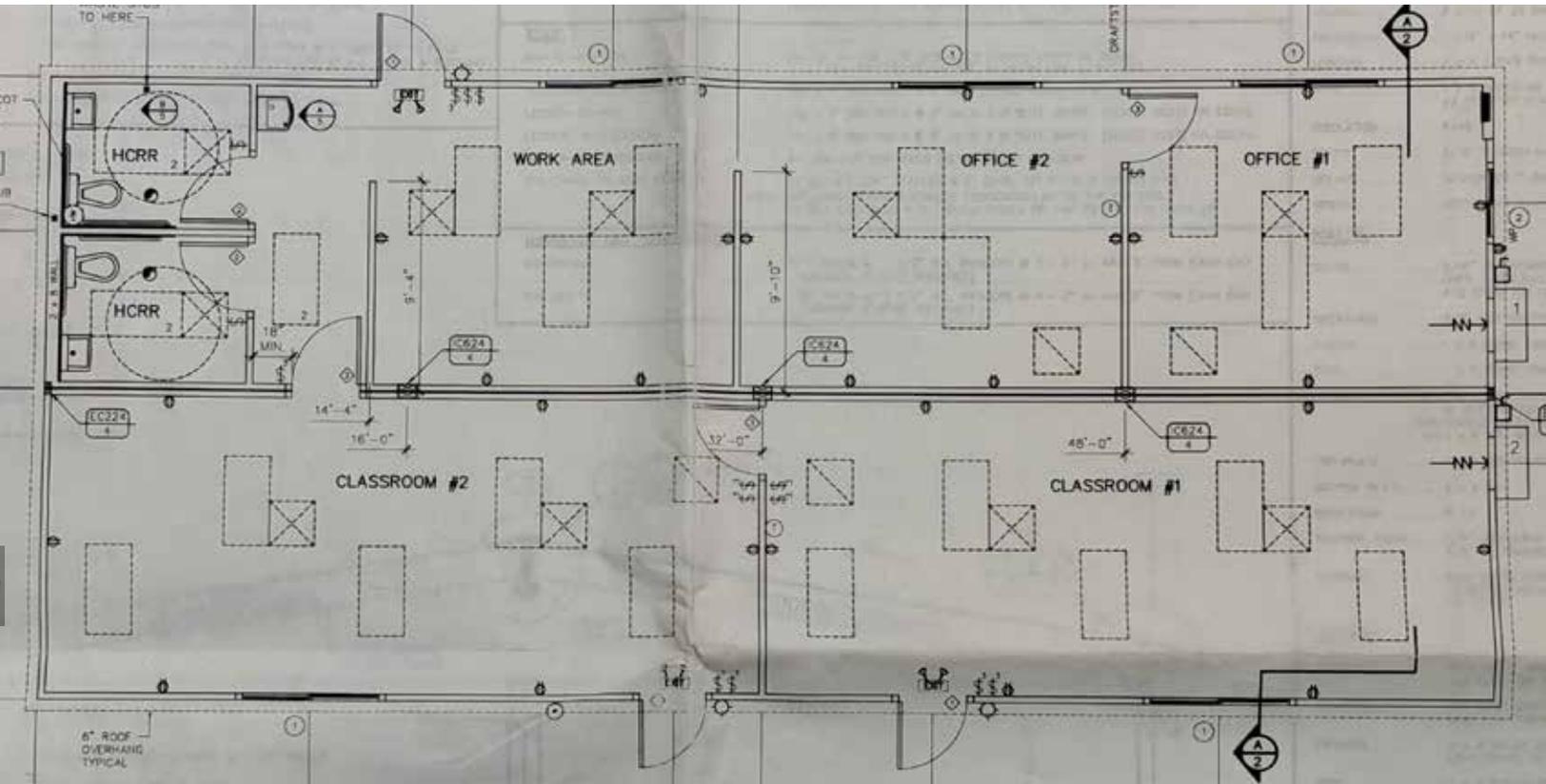
Ian Levin, CCIM
NLCO

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet



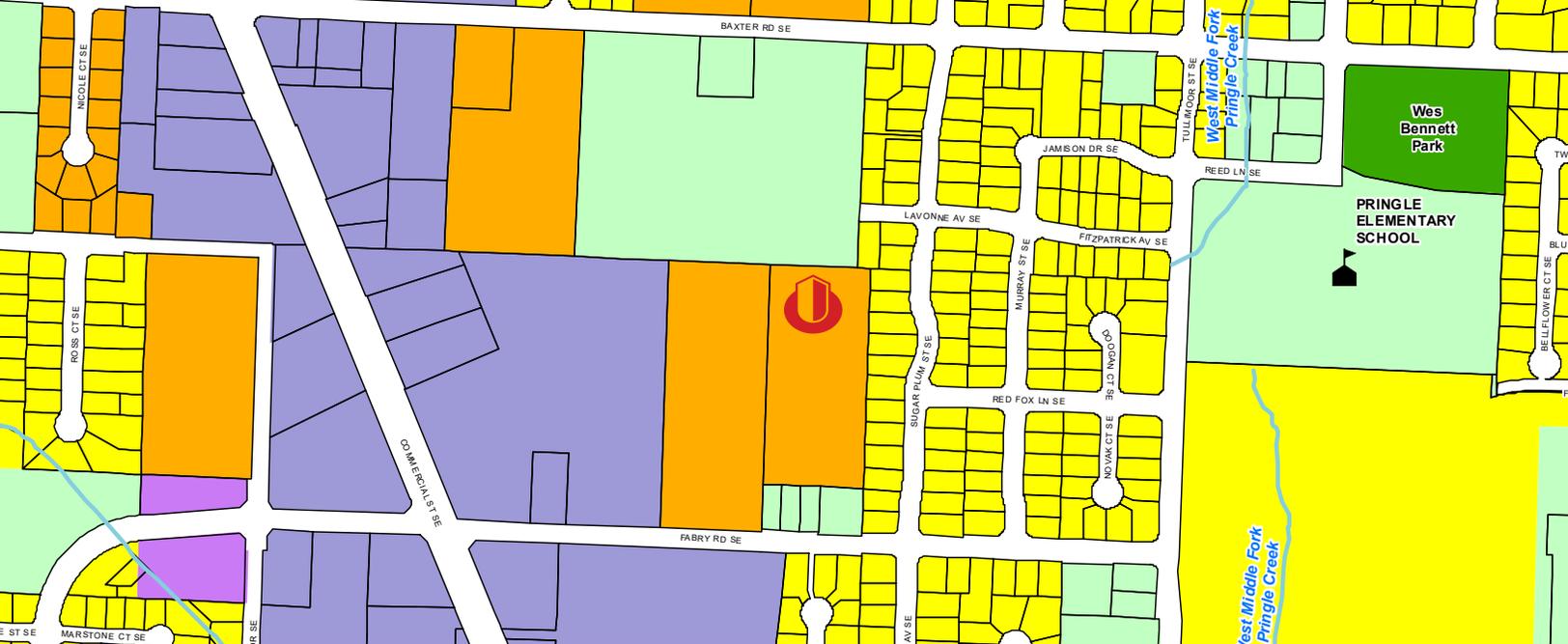


Ian Levin, CCIM
NLCO

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

Oregon Real Estate Agency Disclosure Pamphlet





ZONING DESCRIPTION (RM2) Multiple Family Residential 2

**1777 Fabry Rd SE Building D
Salem OR 97306**

This property is zoned RM2, allowing for multifamily housing and select home-based or small professional offices. Its flexible residential-focused zoning makes it ideal for businesses seeking a quiet, community-oriented location with potential for compatible office or service uses.

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
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2**
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District
- Overlay Zone *
- Historic District *
- Willamette Greenway/Compatibility Review Boundary
- Flood Plain



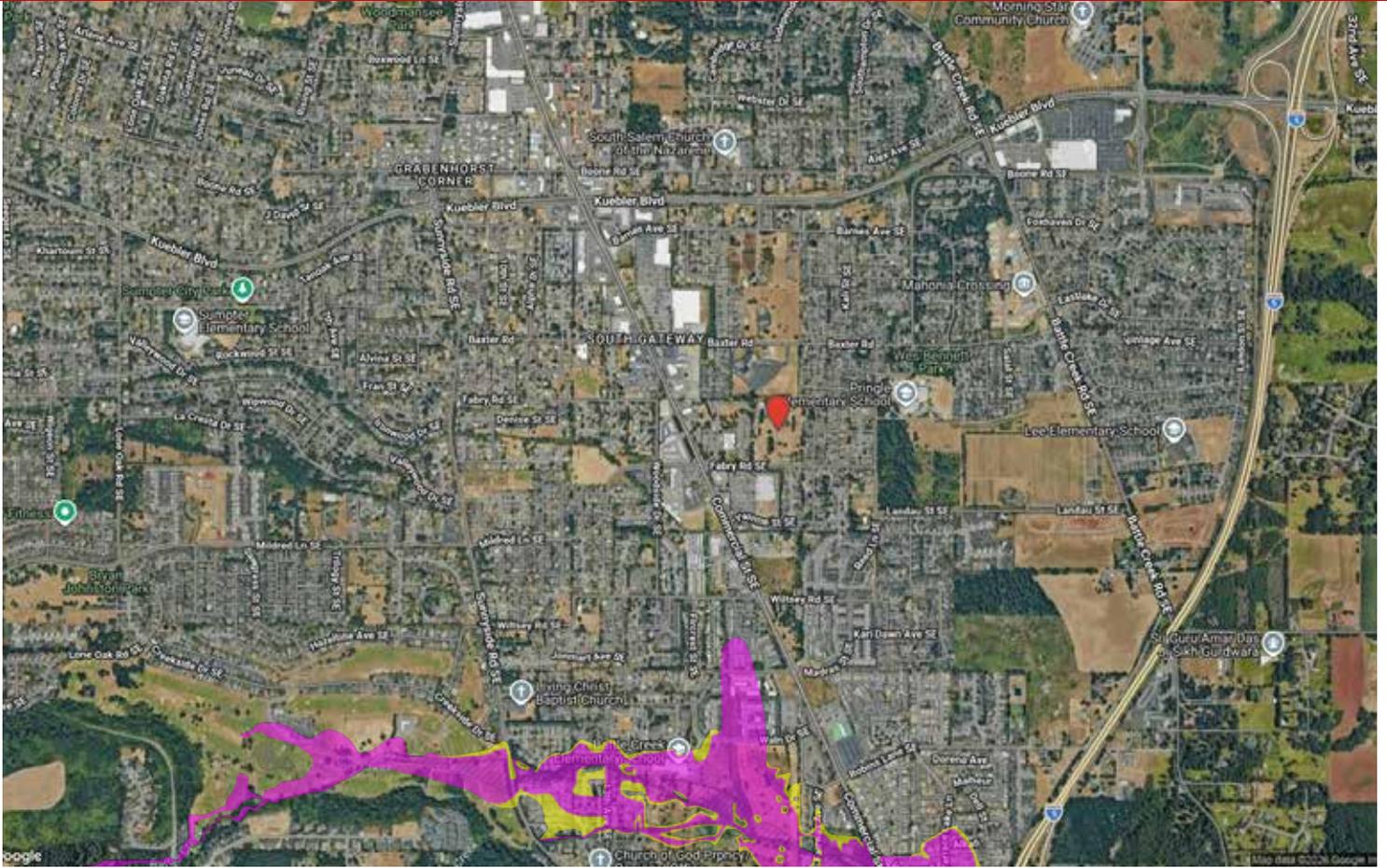
Ian Levin, CCIM
NLCU

Main: 971 707 4590
ian@nathanlevinco.com

www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





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



Ian Levin, CCIM
NLCO
Main: 971 707 4590
ian@nathanlevinco.com
www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





Site Plan

**1777 Fabry Rd SE Building D
Salem OR 97306**

Building D is in the NE corner of the property behind the church building.



Ian Levin, CCIM
NLCO
Main: 971 707 4590
ian@nathanlevinco.com
www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet

