



**OFFERED AT
\$.98/ MO MG**

2686 Cherry Ave NE Salem OR 97301

VERSATILE WAREHOUSE & SHOWROOM SPACE WITH QUICK I-5 ACCESS

Position your business for success in this versatile 4,820 SF warehouse and showroom space in northeast Salem, Oregon. The property offers a functional layout with two private offices, a showroom area, warehouse space, and an overhead door, making it ideal for contractors, light industrial users, distribution, or service-based businesses needing a mix of office and operational space. Dedicated on-site parking and easy truck access support efficient day-to-day operations.

Conveniently located just 1.5 miles from Interstate 5, the property provides excellent regional connectivity for employees, clients, and deliveries. The landlord covers real estate taxes, base building fire insurance, and exterior building maintenance, helping simplify occupancy costs for tenants. With a minimum 3-year lease, this is an excellent opportunity for businesses seeking a stable, well-located space in one of Salem's established industrial corridors.

FEATURES

- 4,820 SF space
- 1 Restroom
- Warehouse & showroom
- Ample parking
- 2 offices
- Overhead door
- 1.5 miles to I-5



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LOCAL BUSINESSES

- Denali Ingredients
- Ventura Foods
- Painter's Supply & Equipment Co.
- Vicon Mechanical
- Cherry Avenue Self Storage
- Salem Combat Sports Center
- Cascade Warehouse Company
- Knife River Corporation
- Henningsen Cold Storage



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LOCATION Area Map

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Conveniently located in northeast Salem, Oregon, this property offers quick access to major corridors including Interstate 5 and Lancaster Drive NE, placing it near a strong mix of retail, services, and residential neighborhoods. The site benefits from excellent connectivity and proximity to one of Salem's most active commercial trade areas.

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Employment Overview

2686 Cherry Ave NE, Salem, Oregon, 97301

Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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INCOME

\$25,221
Per Capita Income

\$53,139
Median Household Income

\$39,584
Median Net Worth

BUSINESS

772
Total Businesses

8,107
Total Employees

COMMUTERS

17.0%
Spend 7+ hours commuting to and from work per week

65.0%
Drive Alone to Work

EDUCATION

18.0%
No High School Diploma

16.0%
High School Diploma

40.4%
Some College/Associate's Degree

20.6%
Bachelor's/Grad/Prof Degree

KEY FACTS

12,554
Population

35.0
Median Age

4,767
Households

\$42,592
Median Disposable Income

EMPLOYMENT

50.1%
White Collar

27.5%
Blue Collar

22.4%
Services

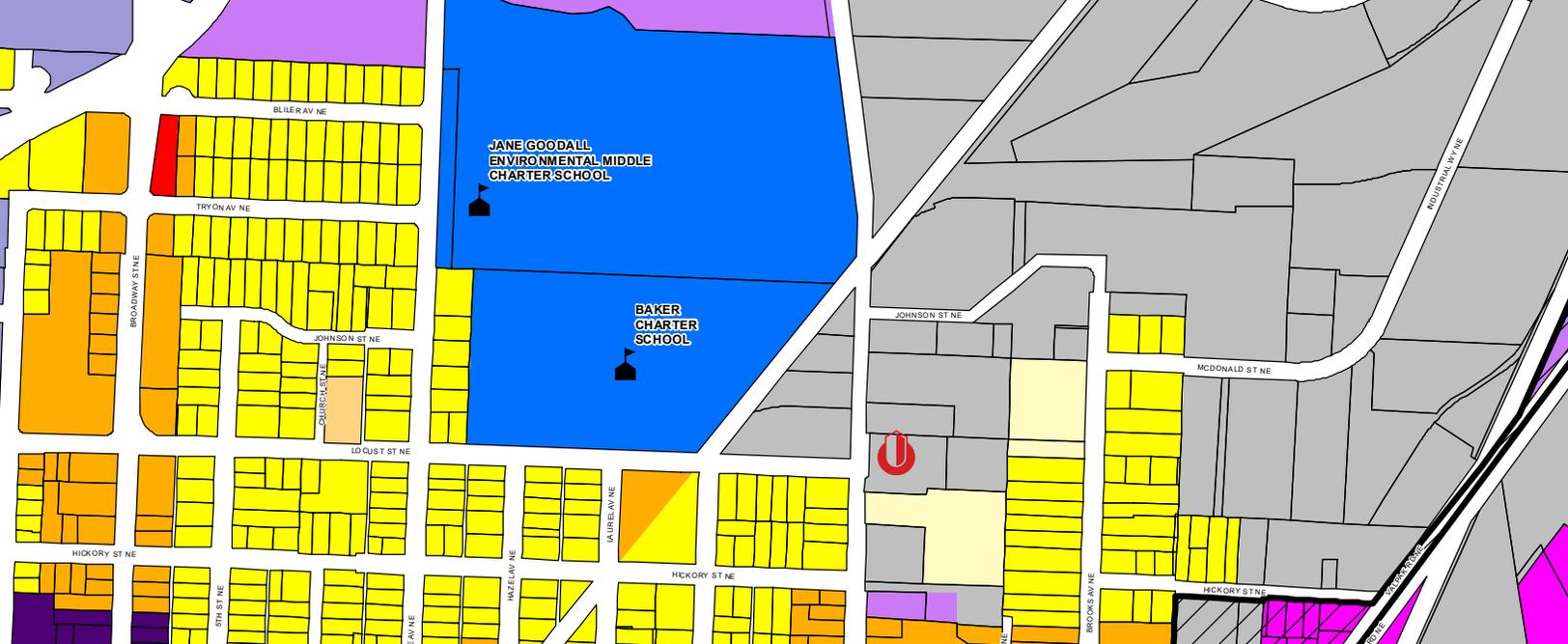
6.4%
Unemployment Rate



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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
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- Schools



ZONING DESCRIPTION (IG) Industrial General

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The IG zone is focused on traditional manufacturing and warehouse distribution to a certain amount. What is really flexible about the IC zone is it allows a much broader set of uses that can be done in the complex. For details on this zone, the code can be found on our website under the resources page.

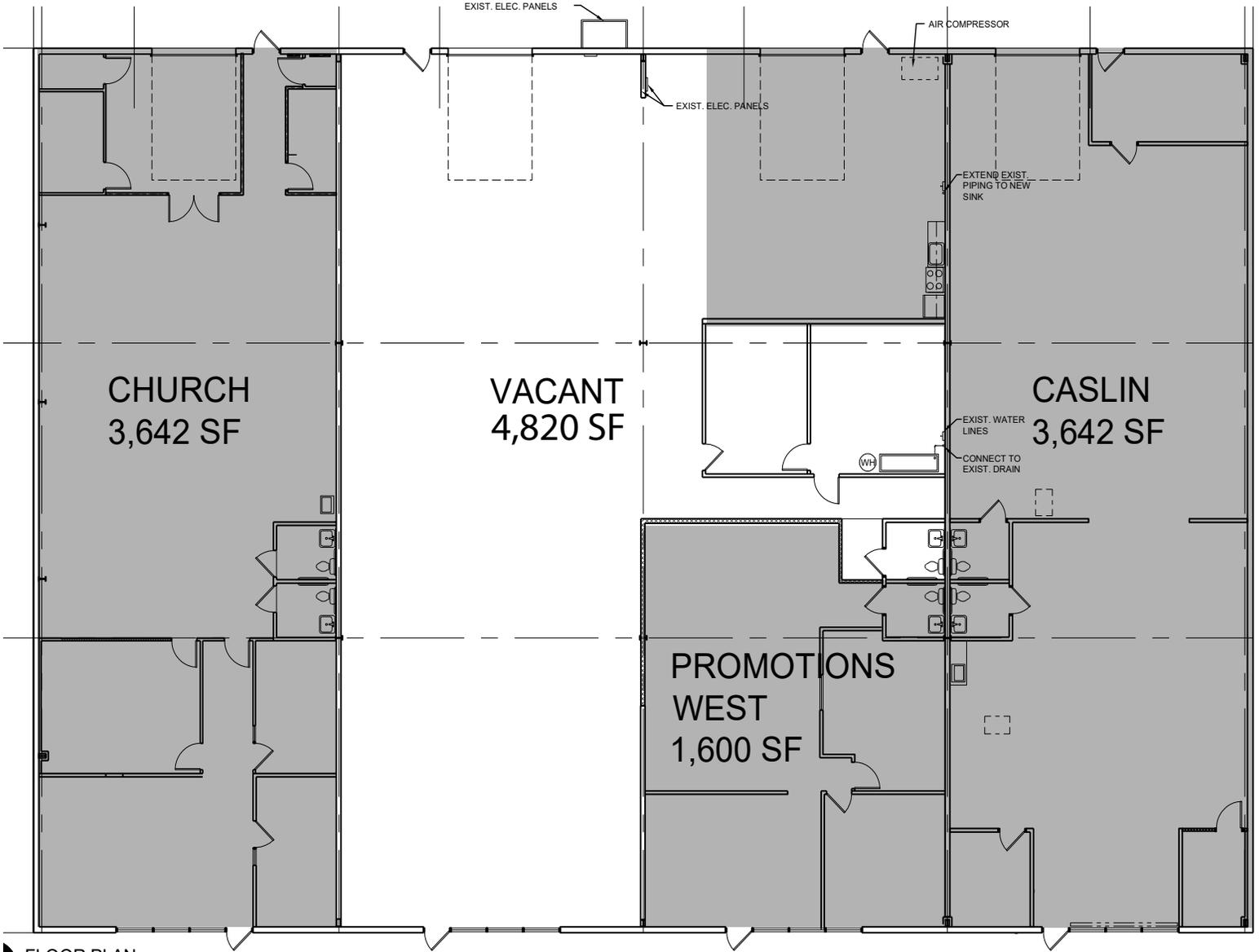


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FLOOR PLAN

1/8" = 1'-0"



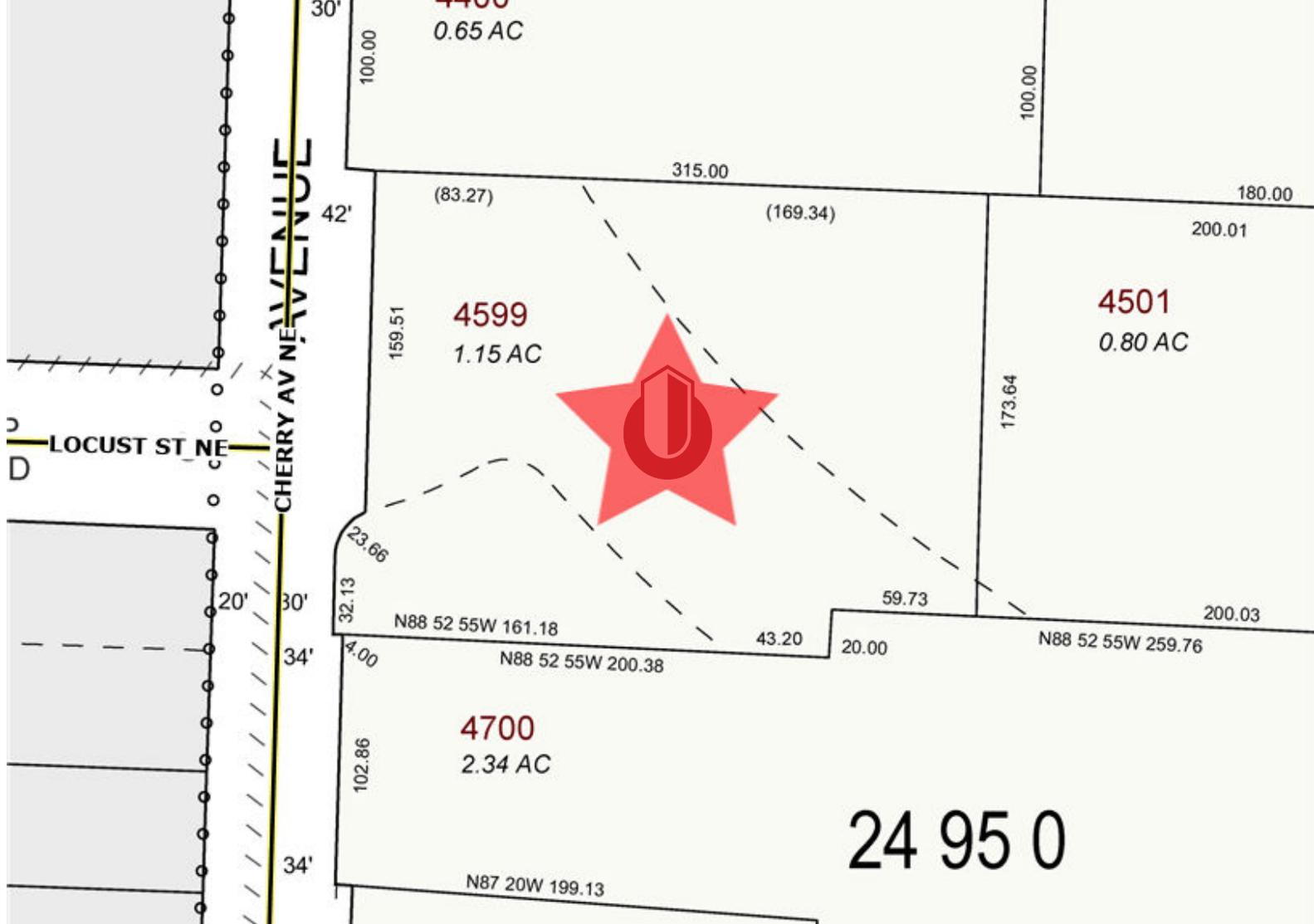
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COUNTY RECORDS

- Tax acct #526393
- Map Tax Lot #082W07B002100
- 1.15 Acres
- 49,954 Square Feet
- Parcel #4599
- Property Class 912
- 2025 taxes \$18,195.66



LOCATION Parcel Map

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Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.

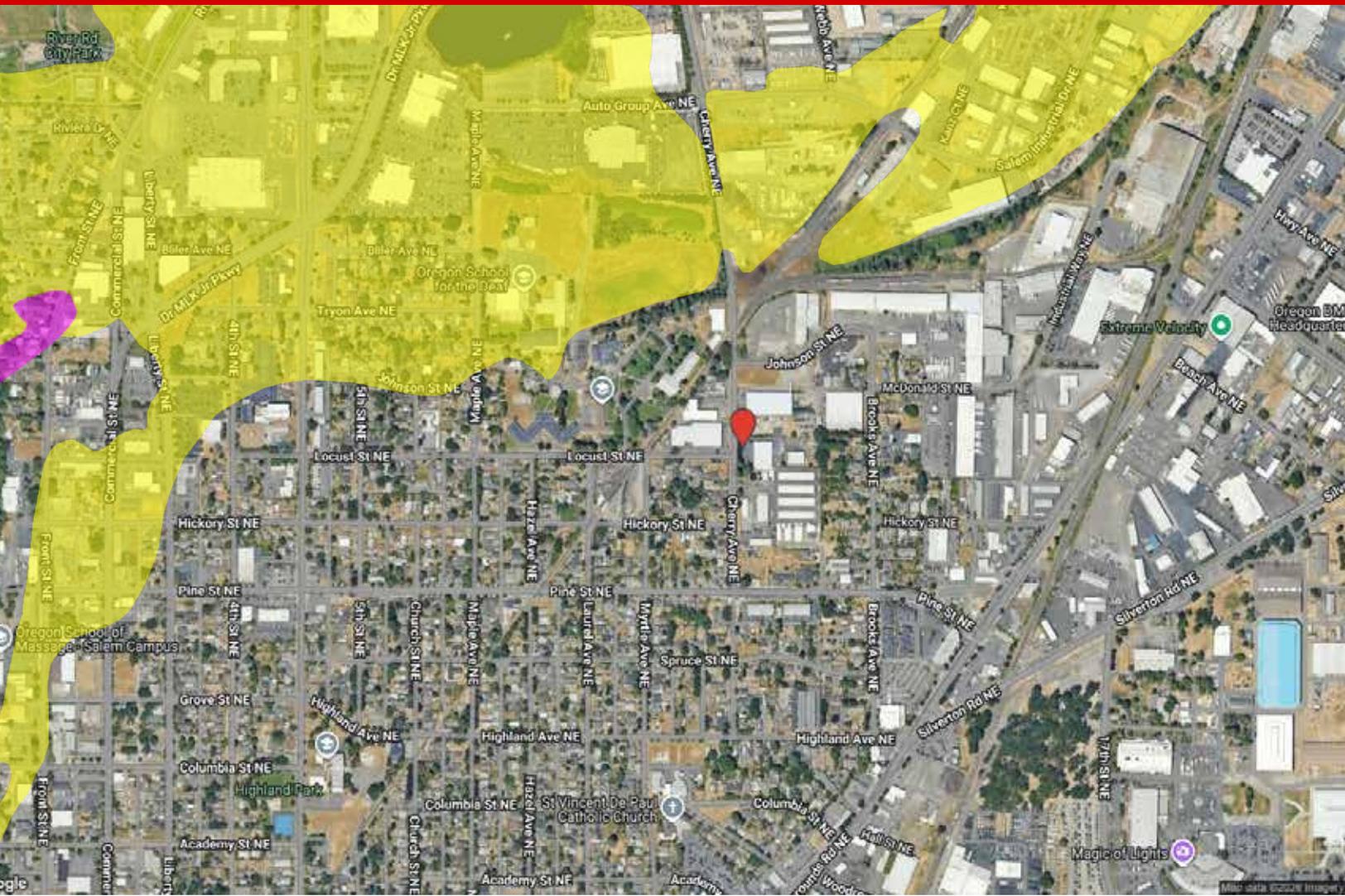


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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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