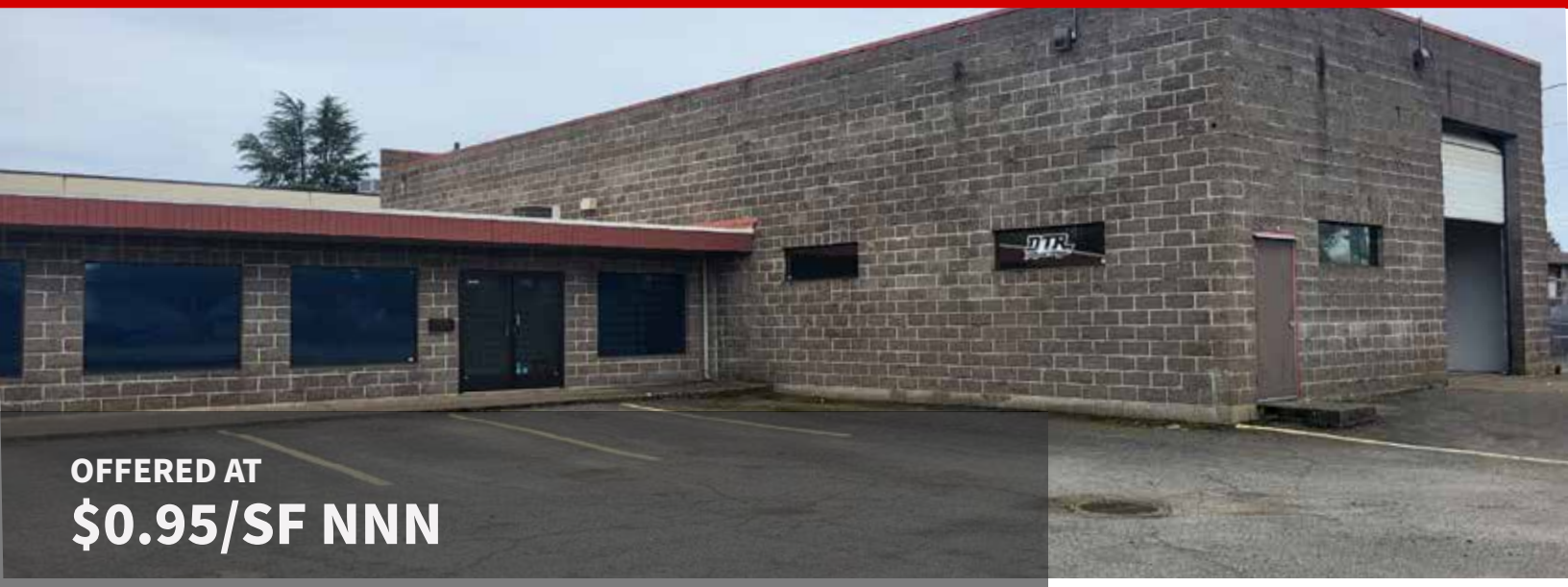
NLCO

LEASE



OFFERED AT
$0.95/SF NNN

1810 Commercial St NE Salem OR 97301
BUILT FOR BUSINESS. READY FOR YOU.

Position your business in this well-equipped space offering a functional blend of showroom, office, and shop areas. The layout is designed to support efficient operations with clear separation between workspace and customer-facing areas.

The shop is built with high ceilings, multiple overhead doors, and existing infrastructure including three-phase power and air lines. A dedicated office/showroom area with a separate entrance provides a professional front for client interaction, along with signage visibility along Commercial Street. Estimated NNN .20/sf.

Now available for lease, this property offers a practical and ready-to-use space in a central Salem location.

FEATURES

- Showroom & Shop
- 1,808 SF shop
- 869.44 SF office
- 2 overhead doors
- 15’ clear height
- 3 phase power
- Forced air heat
- Installed air lines
- CMU Block construction
- Separate office entrance
- Frontage signage opportunity
- 6 parking stalls









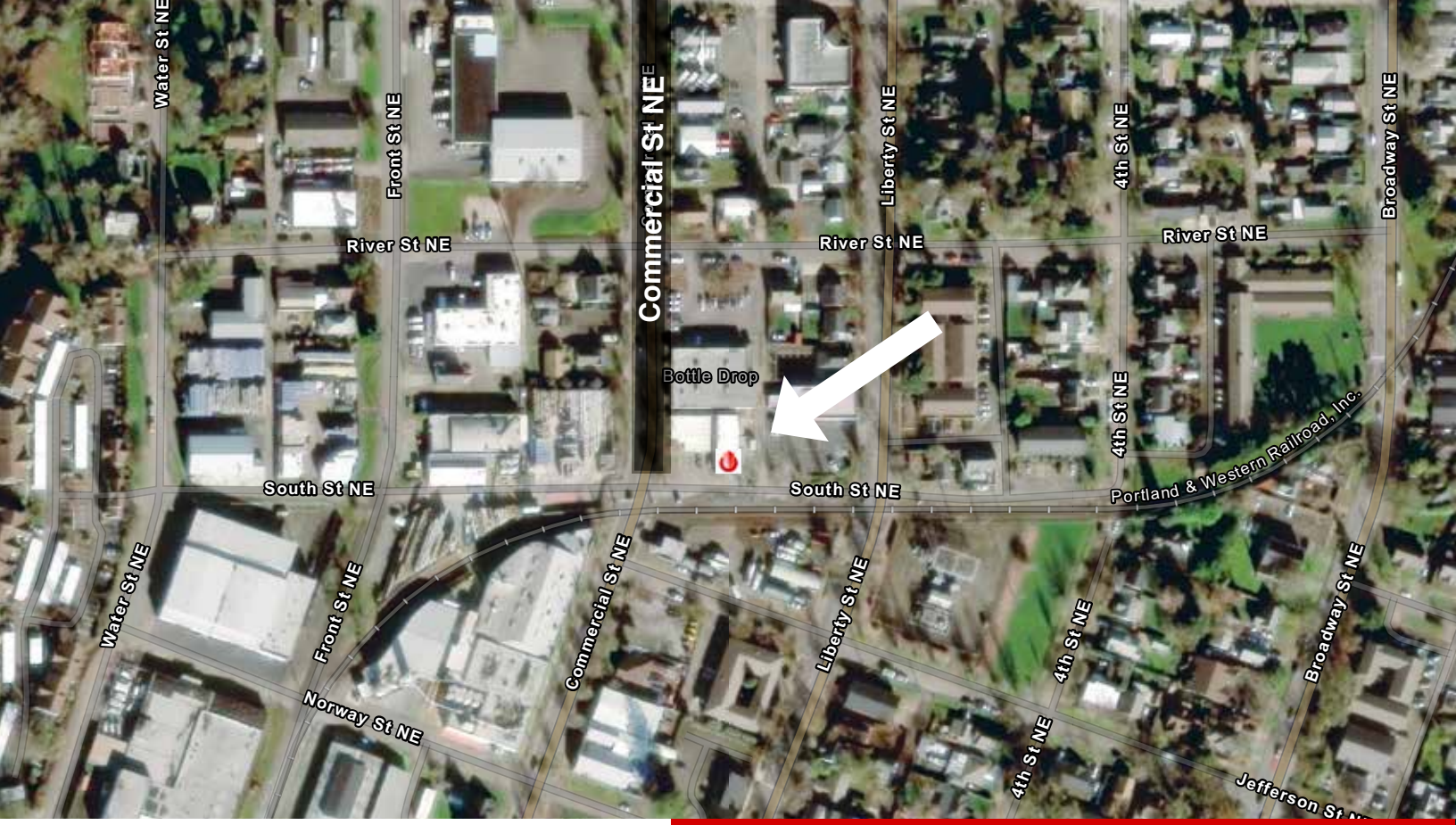
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April 27, 2026



LOCAL BUSINESSES

- R & R Tree Service
- Ennis Paint Store
- Industrial Welding Supply
- Salem Chamber of Commerce
- Salem Sign Shop
- Broadway Commons & Coffeehouse
- Saffron Supply
- Enterprise Rent-A-Car
- Titan Auto Repair

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LOCATION

Area Map

1810 Commercial St NE Salem OR 97301

Positioned along bustling Commercial Street NE, this property benefits from strong visibility and convenient access to downtown Salem, surrounded by a diverse mix of retail and professional services. Its central location offers quick connectivity to major thoroughfares and established neighborhood trade areas.





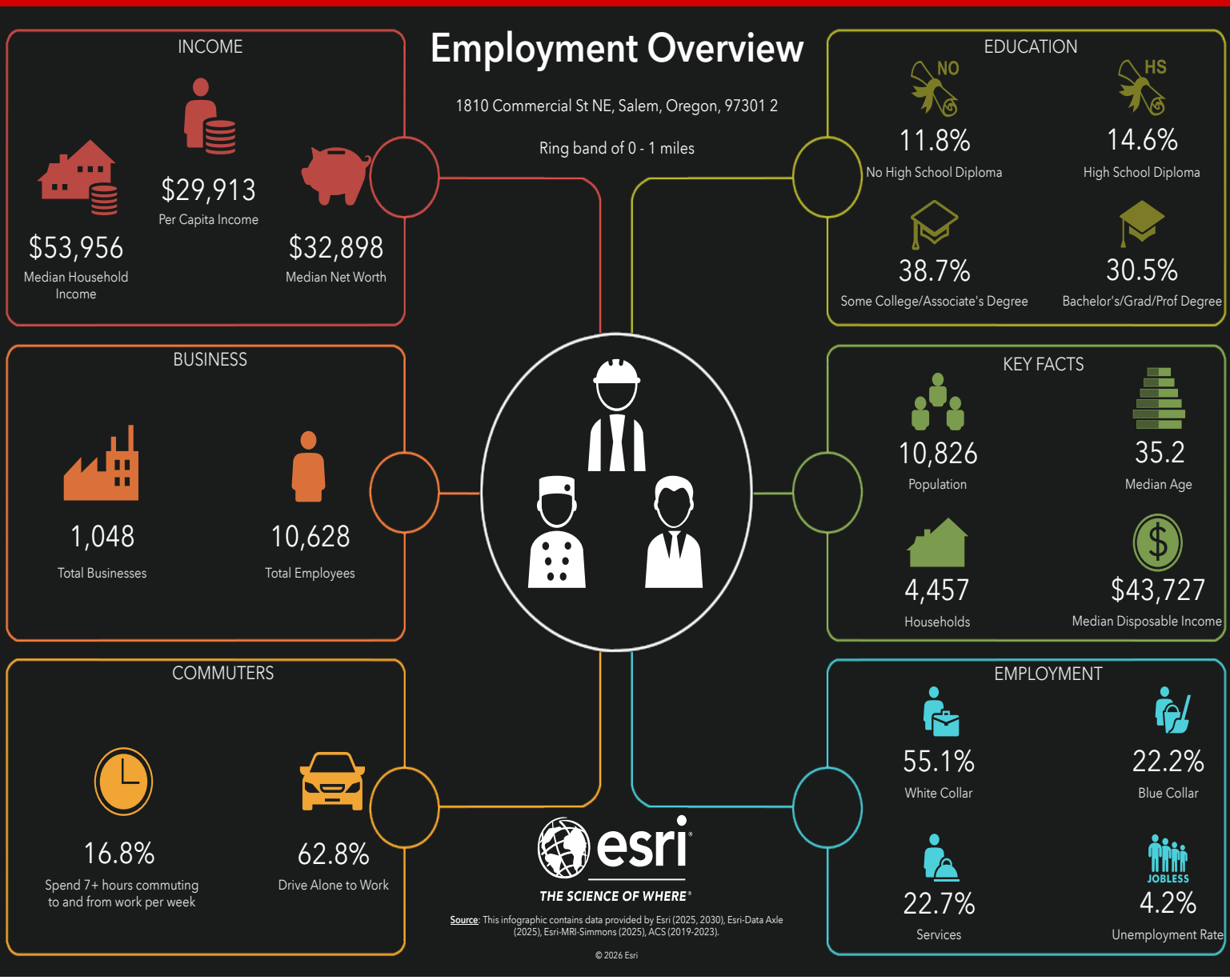
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DEMOGRAPHICS



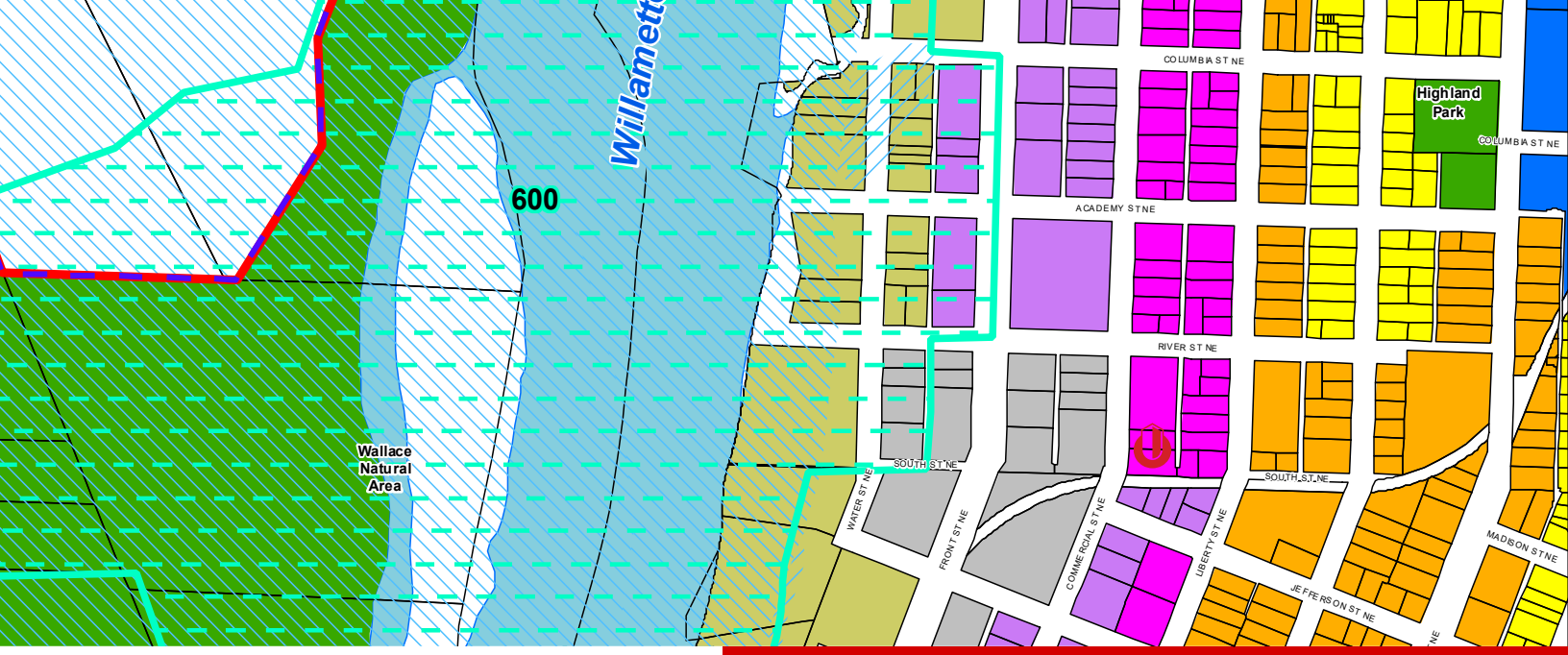


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Zoning Designations

- 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

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ZONING DESCRIPTION

(CG) General Commercial

1810 Commercial St NE Salem OR 97301

The General Commercial (CG) zone in Salem is intended to accommodate a wide range of retail, service, and commercial uses that serve both local and regional markets. Its primary focus is on high-visibility, auto-oriented development along major corridors, supporting businesses that benefit from strong traffic exposure and accessibility. For details on this zone, the code can be found on our website under the resources page.







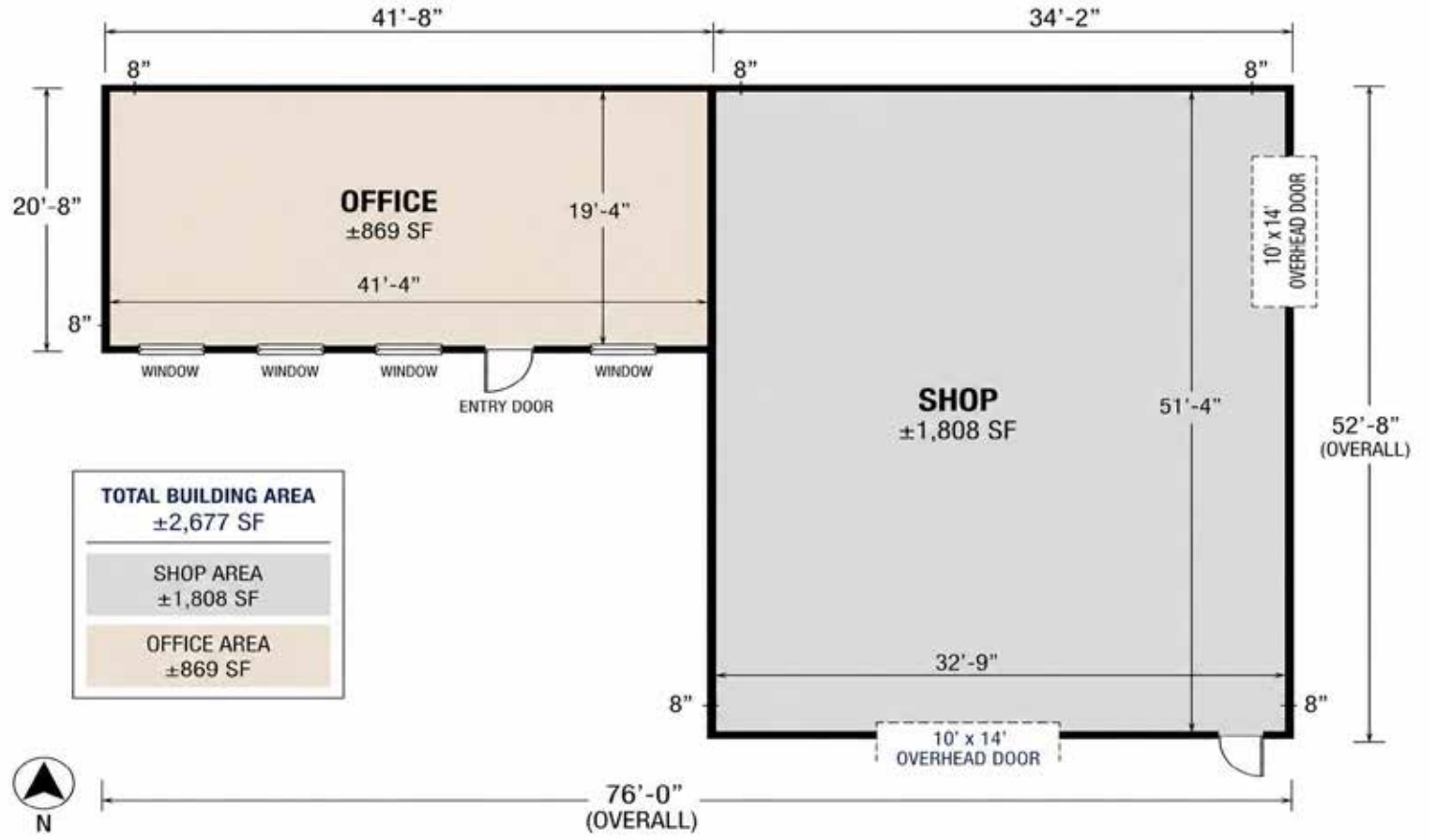
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SPACE PLAN



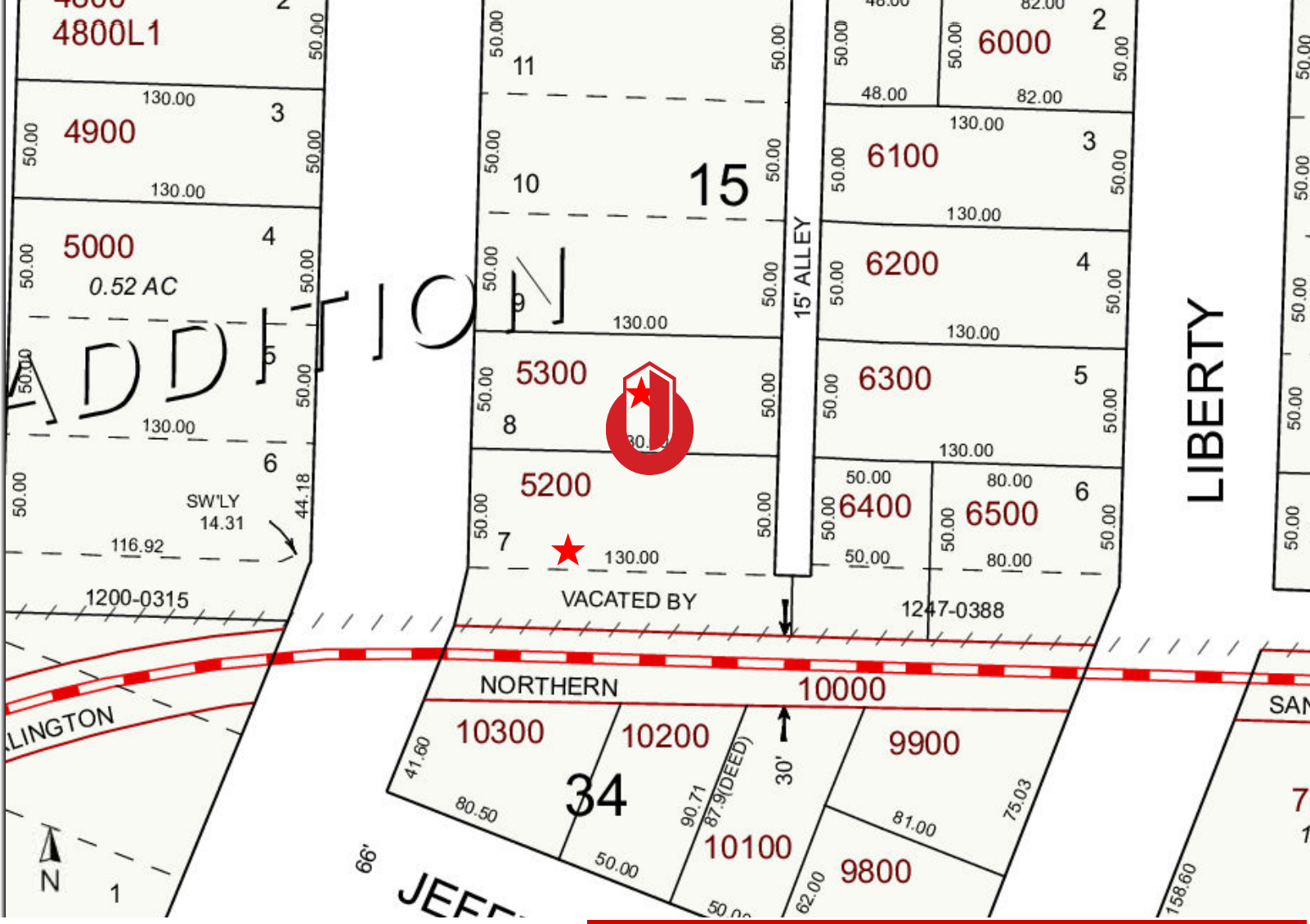


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COUNTY RECORDS

- Tax acct #587636 & 587635
- Map Tax Lot #073W15DD05300
- .39 Acres
- 5,498 SF bldg
- Parcel #5300 & 5200
- Property Class 201
- 2025 taxes $7,909.60

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LOCATION

Parcel Map

1810 Commercial St NE Salem OR 97301

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.



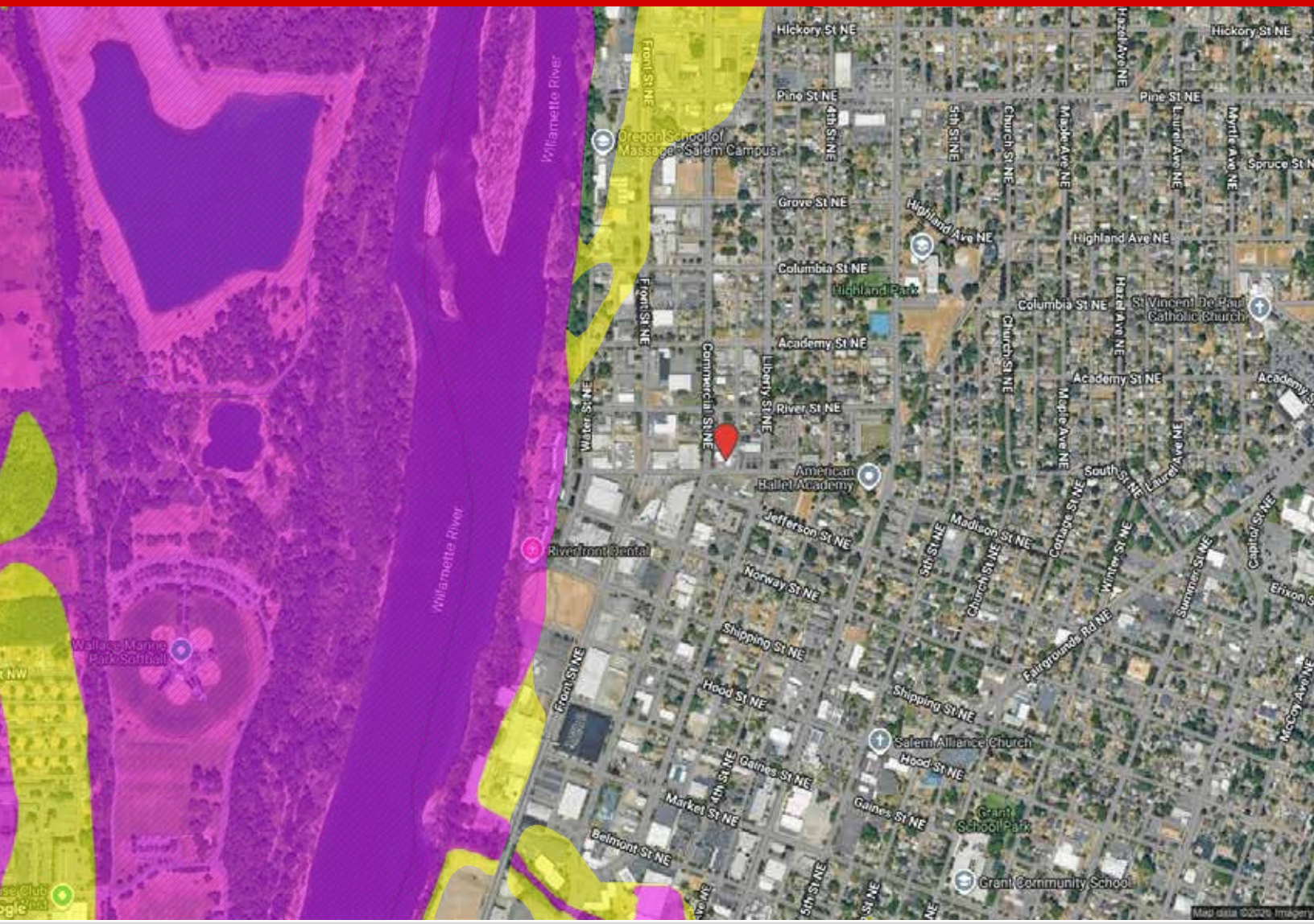
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FLOOD MAP



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









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