



OFFERED AT  
**\$1.16/ SF MG**

## 2990 Pringle Rd SE #102 Salem Oregon 97302

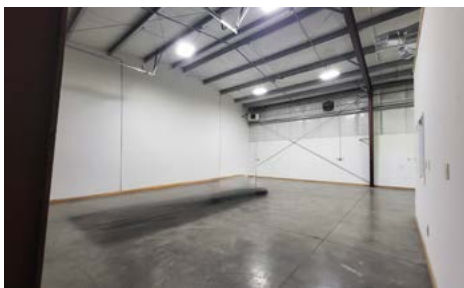
### LIGHT INDUSTRIAL FLEX SPACE

Incubator park with successful history of small business growth

Since 1996 this building has housed many small businesses on their way to larger production facilities. The zoning allows a variety of uses, while limiting some heavy industrial activity. The combination of office and shop with decent power, is a strong mix of comfort and functional performance to support a small business.

### FEATURES

- INDUSTRIAL PARK ZONE
- 2,000 SQUARE FEET
- GLASS STOREFRONT
- 10 X 12 OVERHEAD DOOR
- 16' EVE HEIGHT
- TRUCK CIRCULATION
- 3 PHASE POWER
- FULLY INSULATED
- HEAT AND VENT IN SHOP
- AC IN THE OFFICE
- 3+ PARKING SPACES



**Ian Levin, Principal Broker | CCIM**

NATHAN LEVIN CO.

Main: 971 707 4590

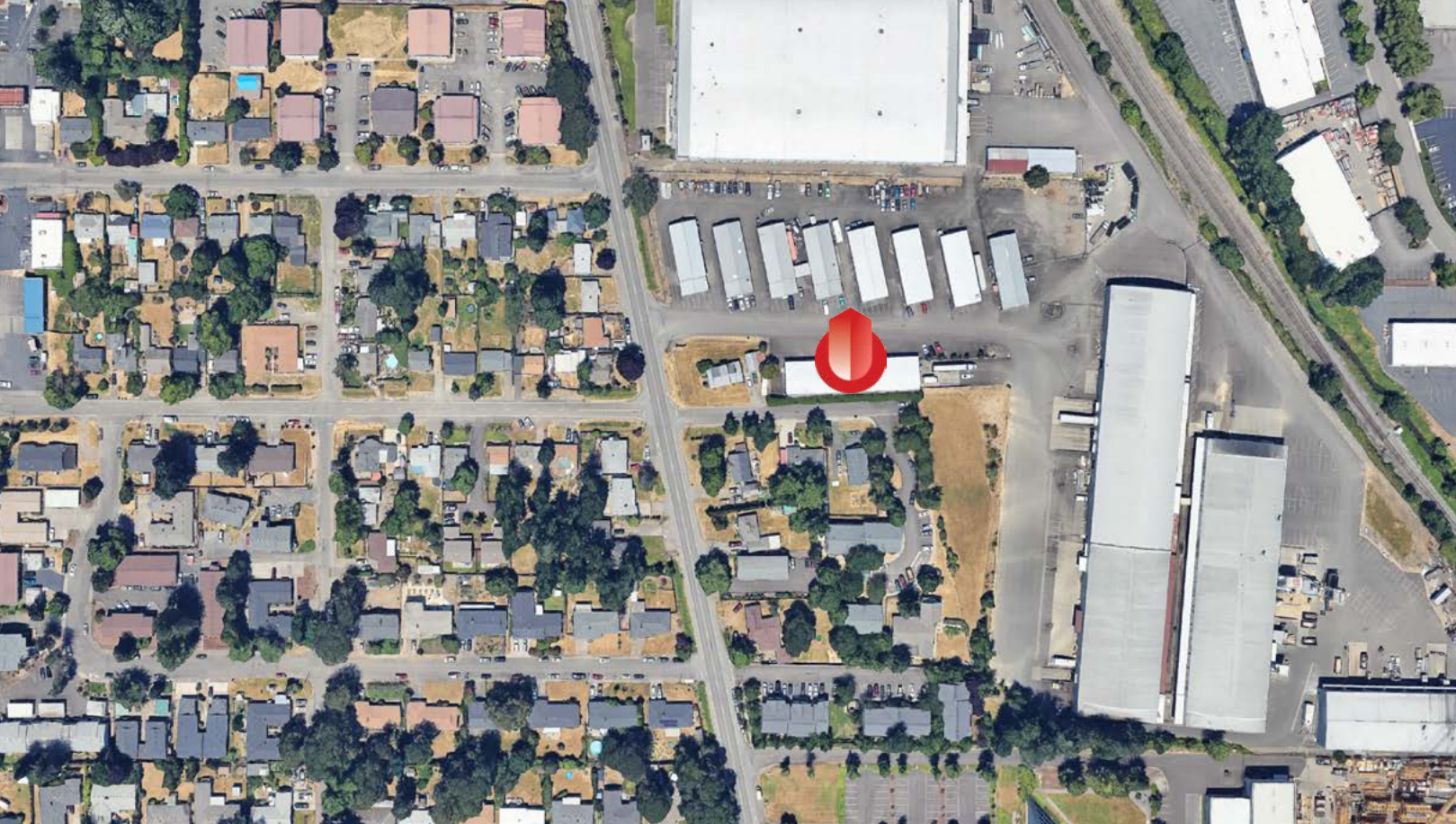
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### LOCAL BUSINESSES

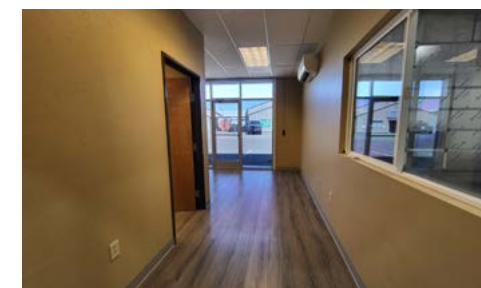
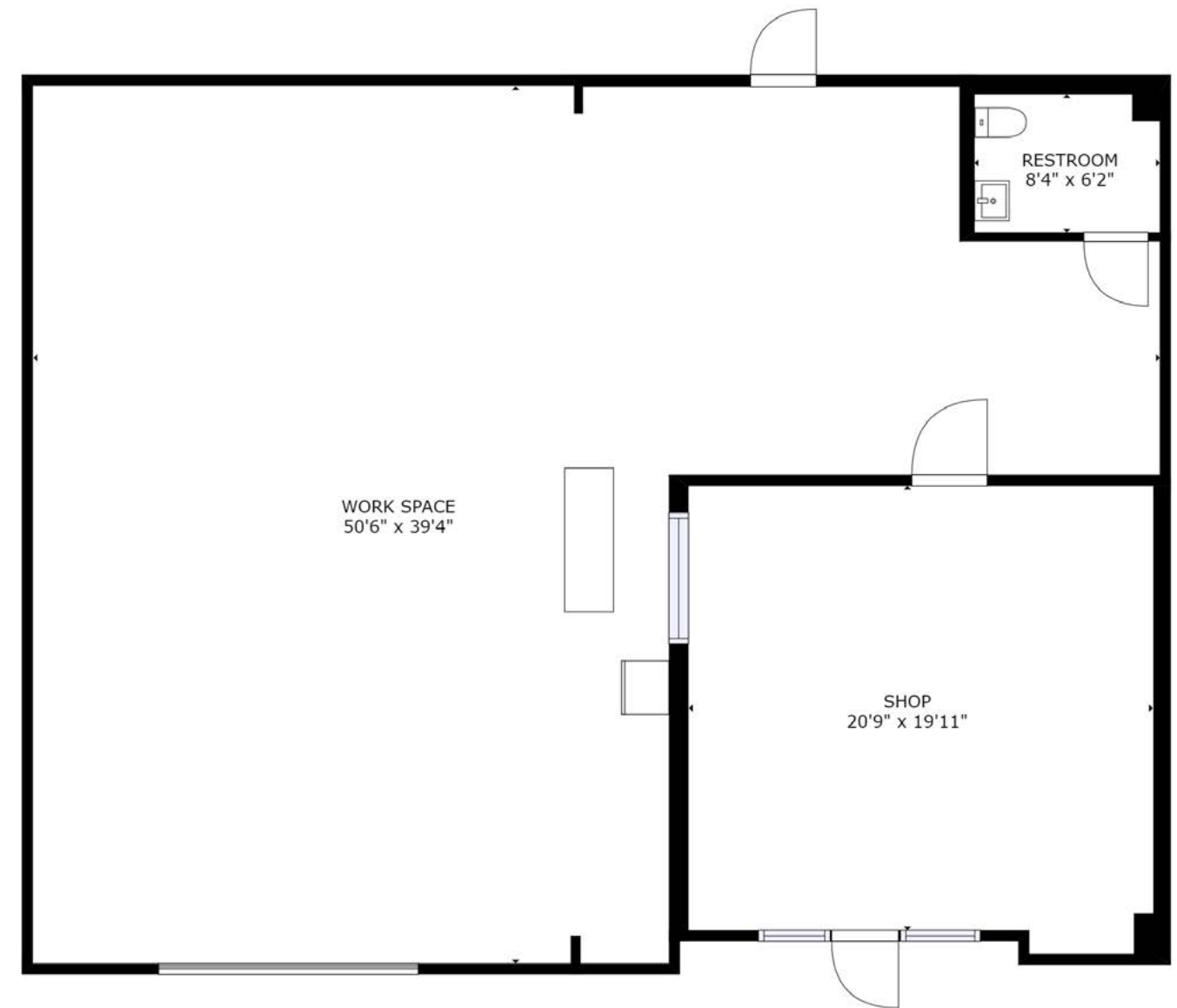
- ENVY Signs & Graphics
- Minuteman Press
- Cabinet Door Service Co.
- Business Printing
- Industrial Source
- Wesco Automotive Paint Specialties
- Oregon Pump & Equipment Co.
- Encore Glass
- Nick's Auto
- SR-1 Automotive



### LOCATION Area Map

**2990 Pringle Rd SE #102 Salem OR 97302**

Great SE Salem location with quick access to all things Salem. 7 minute drive to downtown or I-5 from this location.



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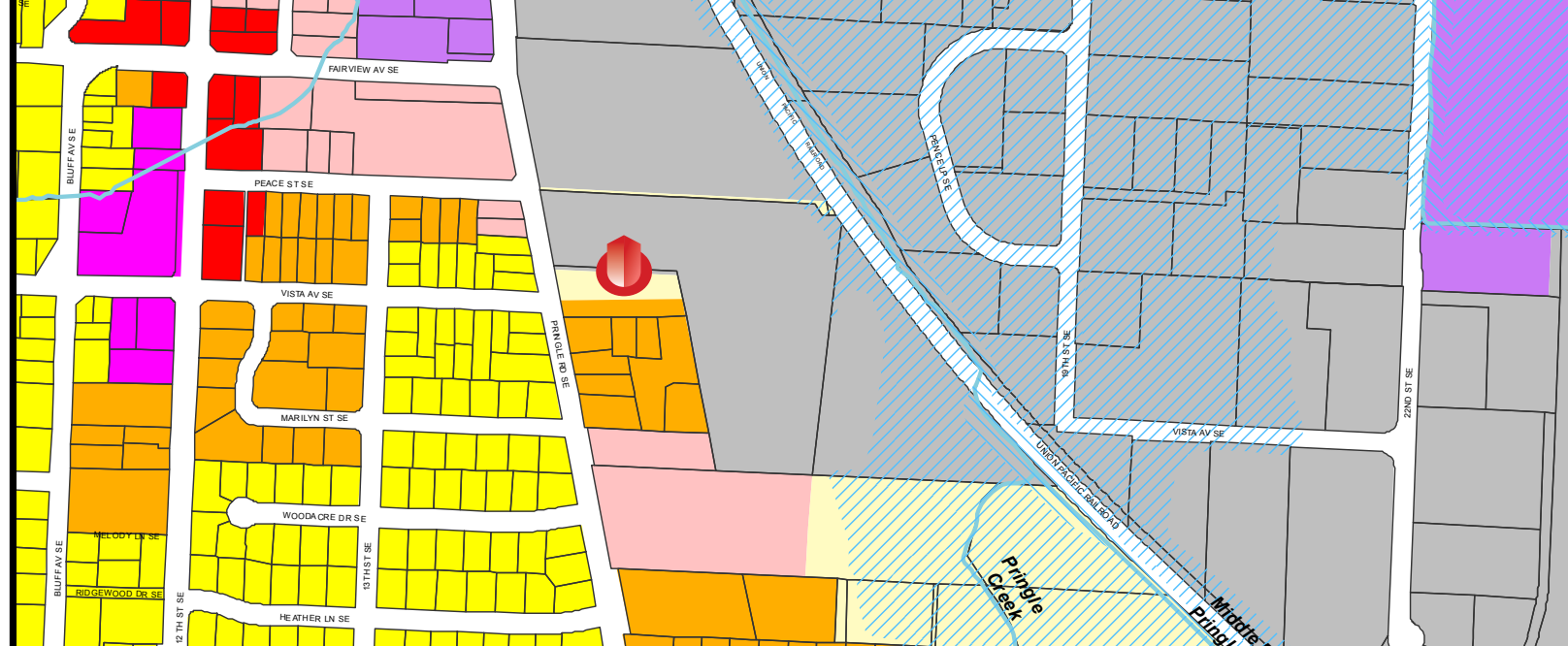
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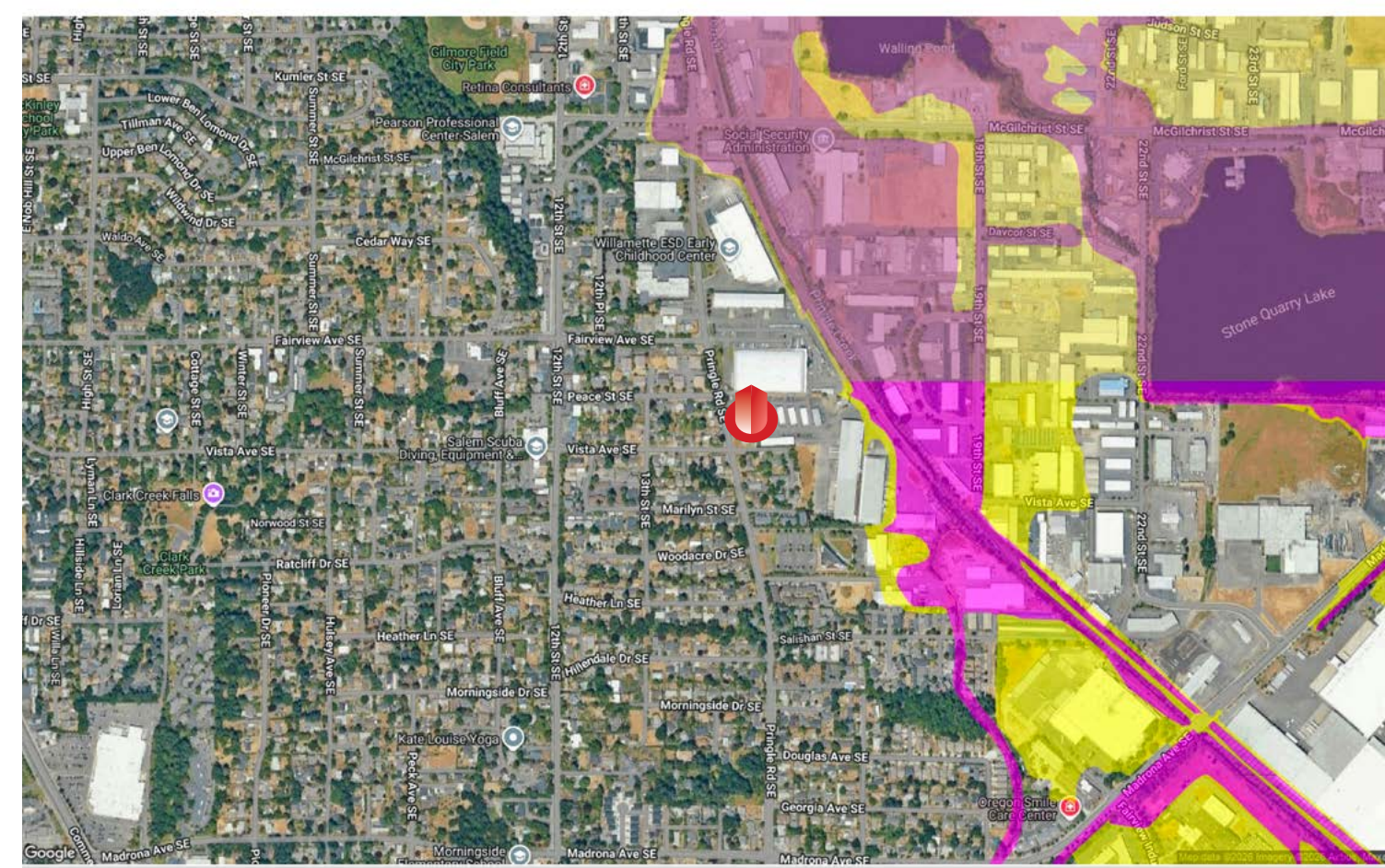
### Zoning Designations

- Central Business District
- General Commercial
- Neighborhood Commercial
- Commercial Office
- Retail Commercial
- Employment Center
- Exclusive Farm Use
- Fairview Mixed-Use
- Neighborhood Center Mixed-Use
- South Waterfront Mixed-Use
- Industrial Business Campus
- Industrial Commercial
- Industrial Park**
- Intensive Industrial
- Public Amusement
- Public-Private Cemetary
- Public-Private Education
- Public Health
- Capitol Mall
- Public Service
- Residential Agriculture
- Duplex Residential
- Multiple Family High-Rise Residential
- Multiple Family Residential 1
- Multiple Family Residential 2

## ZONING DESCRIPTION (IP) Industrial Park

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The IP Zone, is usually multi-tenant property that is light industrial focused. Uses allowed in the IP Zone, range from sign companies- to plastic molding. The zone description can be read in full on our website, [www.nathanlevinco.com](http://www.nathanlevinco.com) and follow the link for Resources.



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



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