NLCO

LEASE



OFFERED AT

$1.15 - 1.27/ SF MG

2192 Vista Ave SE Salem OR 97302

BIG SPACE OR JUST THE RIGHT SPACE — LEASE WHAT YOU NEED

Position your business in Salem's newest generation of flex industrial space with leasing opportunities ranging from 4,000 SF to 16,000 SF. Designed to accommodate a variety of industrial, warehouse, service, and trade users, each suite offers first-time occupancy in newly constructed space tailored for modern business operations.

The landlord is delivering demised units with a dedicated combination of office, restroom, and shop space, allowing tenants to lease only the space they need while maintaining a professional and functional layout. Whether you're a growing business seeking 4,000 SF or an established operation requiring up to 16,000 SF, this flexible industrial property provides scalable solutions in a high-quality, professionally constructed building. Price shall vary per unit size.

FEATURES

- **Available 4,000 - 16,000 SF**
- **Industrial General Zone**
- **New construction**
- **Flexible lease configurations**
- **Private offices**
- **Dedicated restroom**
- **Clear height 23'**
- **Available loading dock**
- **Ample parking**
- **Near Salem Airport**
- **Easy I-5 access**









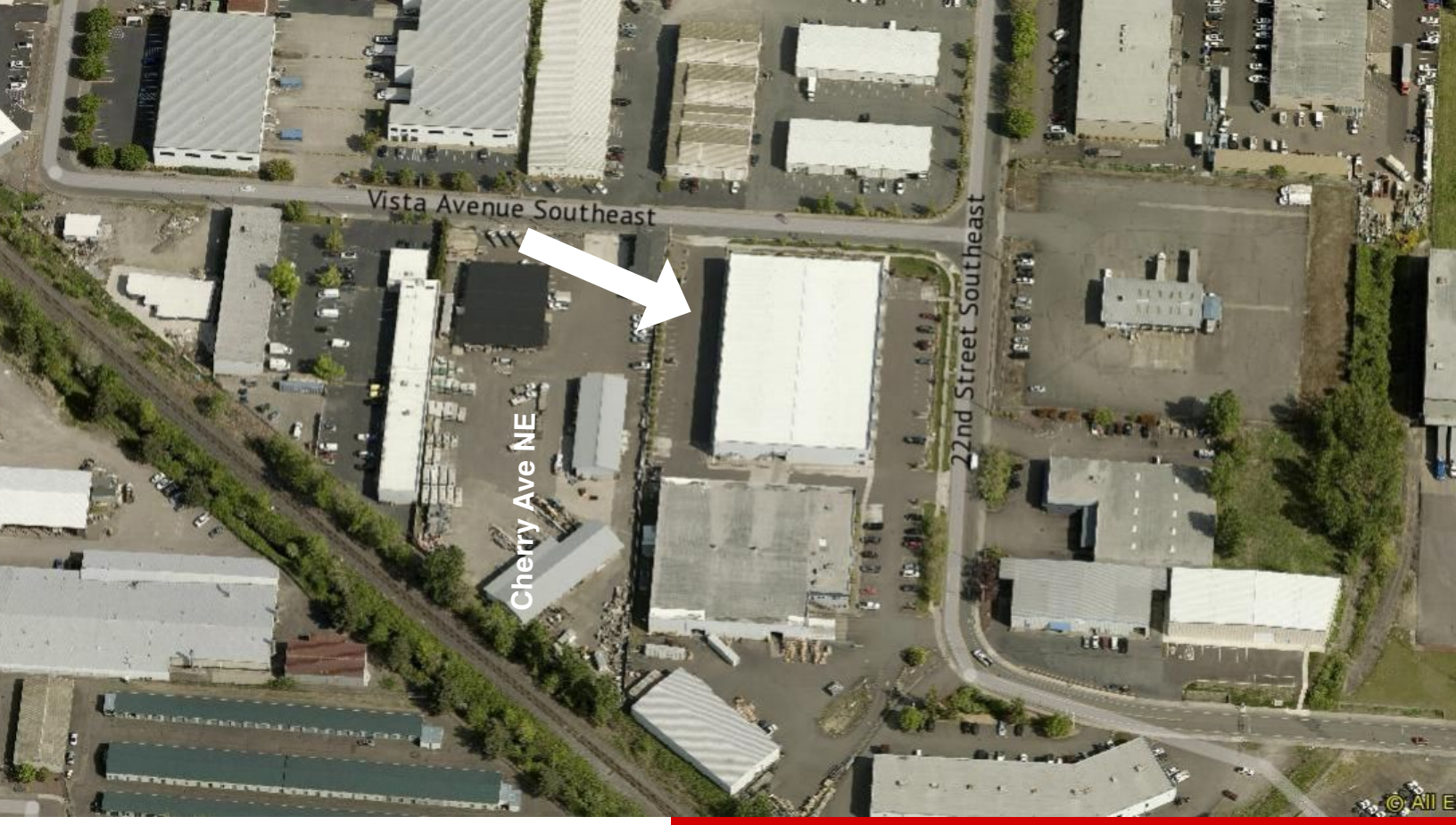
Ian Levin, CCIM
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November 11, 2026



LOCAL BUSINESSES

- Northside Homeworks
- CD Redding Construction
- Ram Steelco
- Neway Packaging Corp.
- Apria Healthcare
- Cascade Nut & Bolt
- All Star Tent and Party Rentals

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LOCATION

Area Map

2192 Vista Ave SE Salem OR 97302

Located in South Salem's industrial/flex corridor near Mission Street SE and Salem Municipal Airport, the property offers convenient access to major commercial routes and regional connectivity, including Interstate 5 via Mission Street.





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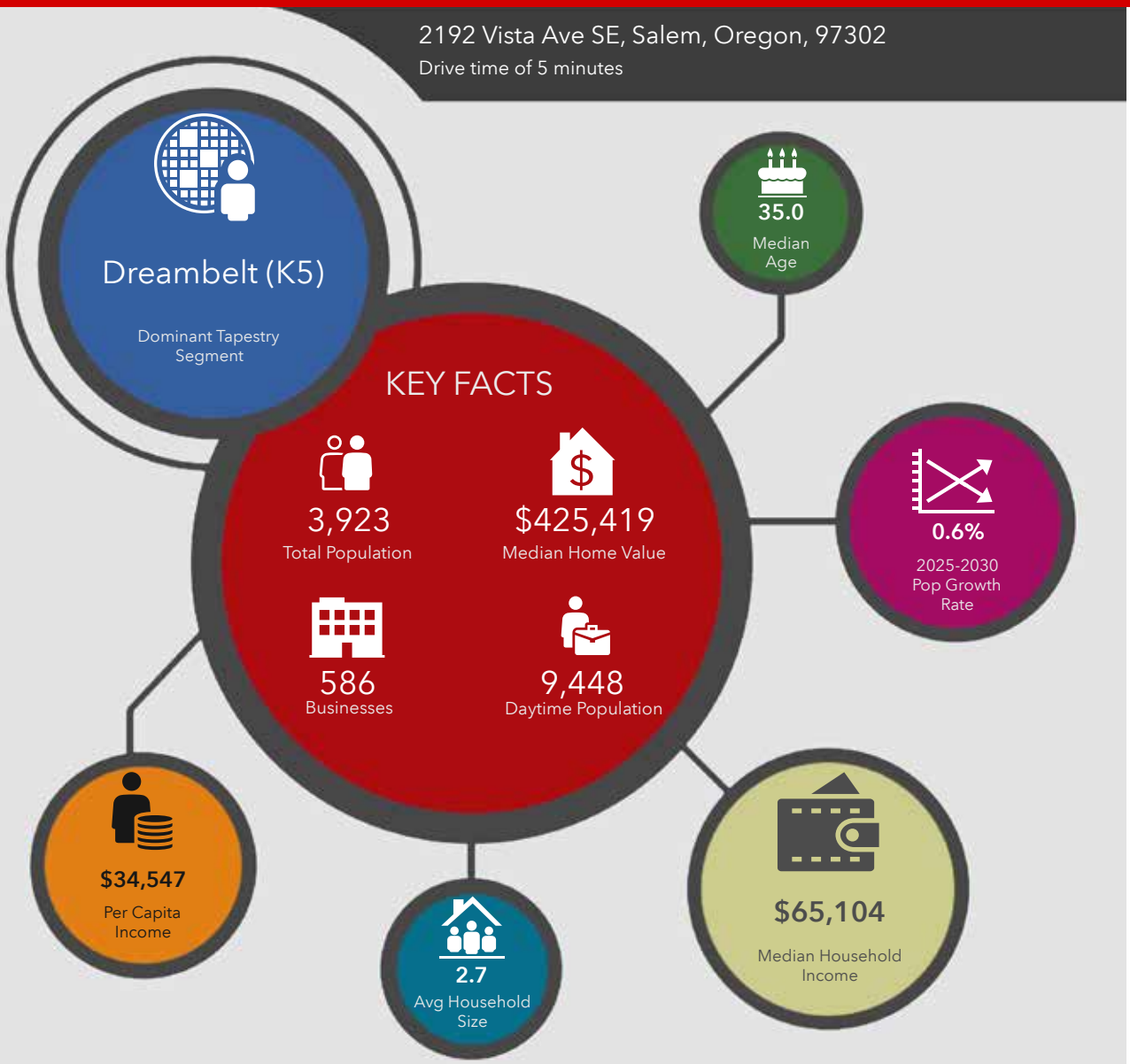
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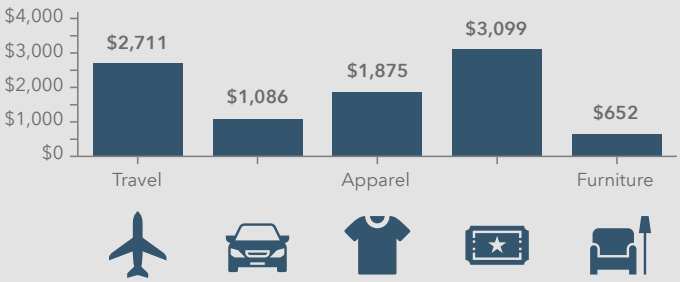
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NLCO DEMOGRAPHICS

2192 Vista Ave SE, Salem, Oregon, 97302
Drive time of 5 minutes



KEY SPENDING FACTS



esri
THE SCIENCE OF WHERE®

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2026 Esri

Spending facts are average annual dollars per household

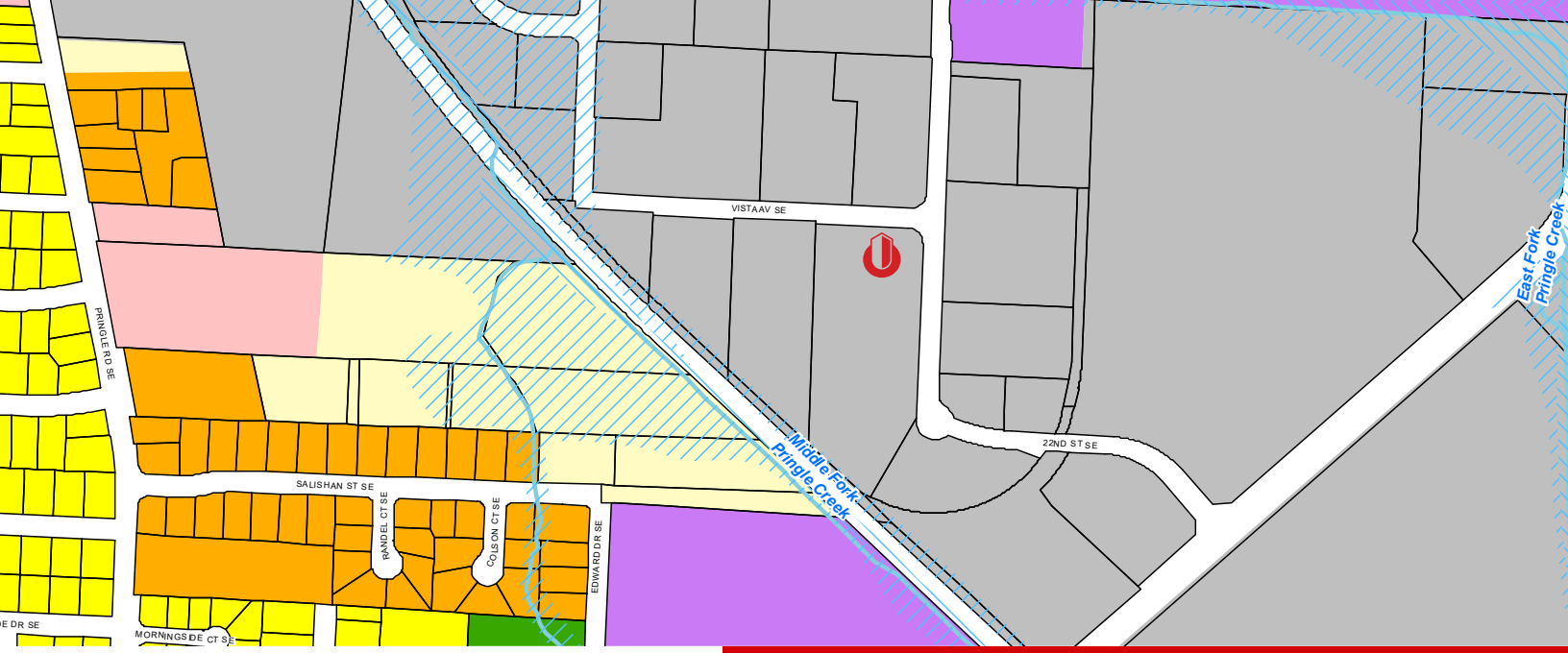


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Zoning Designations

- 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

(IG) Industrial General

2192 Vista Ave SE Salem OR 97302

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.







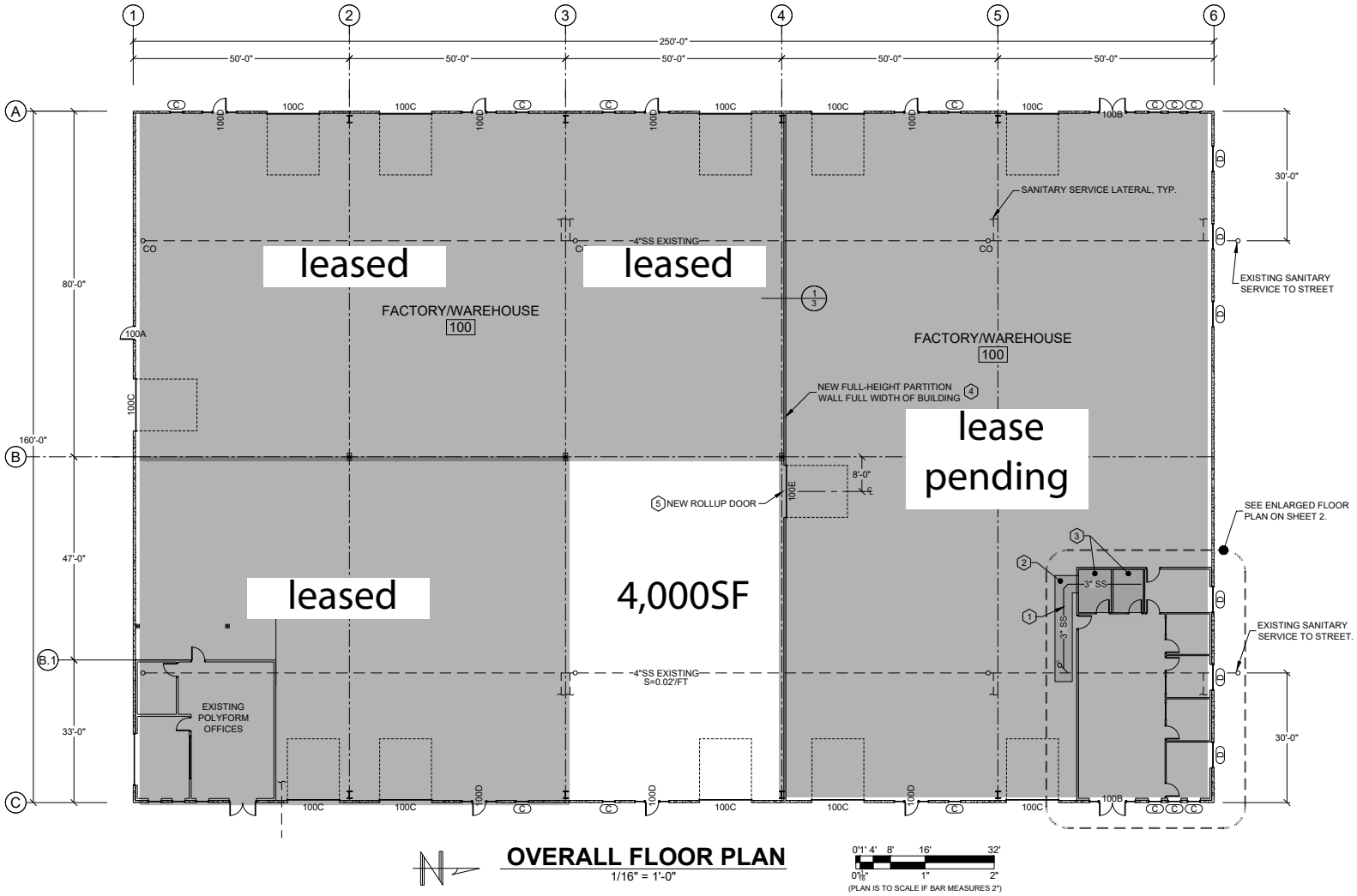
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SPACE PLAN



OVERALL FLOOR PLAN
1/16" = 1'-0"

0'1' 4' 8' 16' 32'
0" 1" 2"
(PLAN IS TO SCALE IF BAR MEASURES 2")



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COUNTY RECORDS

- Tax acct #574649
- Map Tax Lot #083W02AB01000
- 4.58 Acres
- Parcel #574649
- Property Class 303
- 2025 taxes $141,542.52

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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.



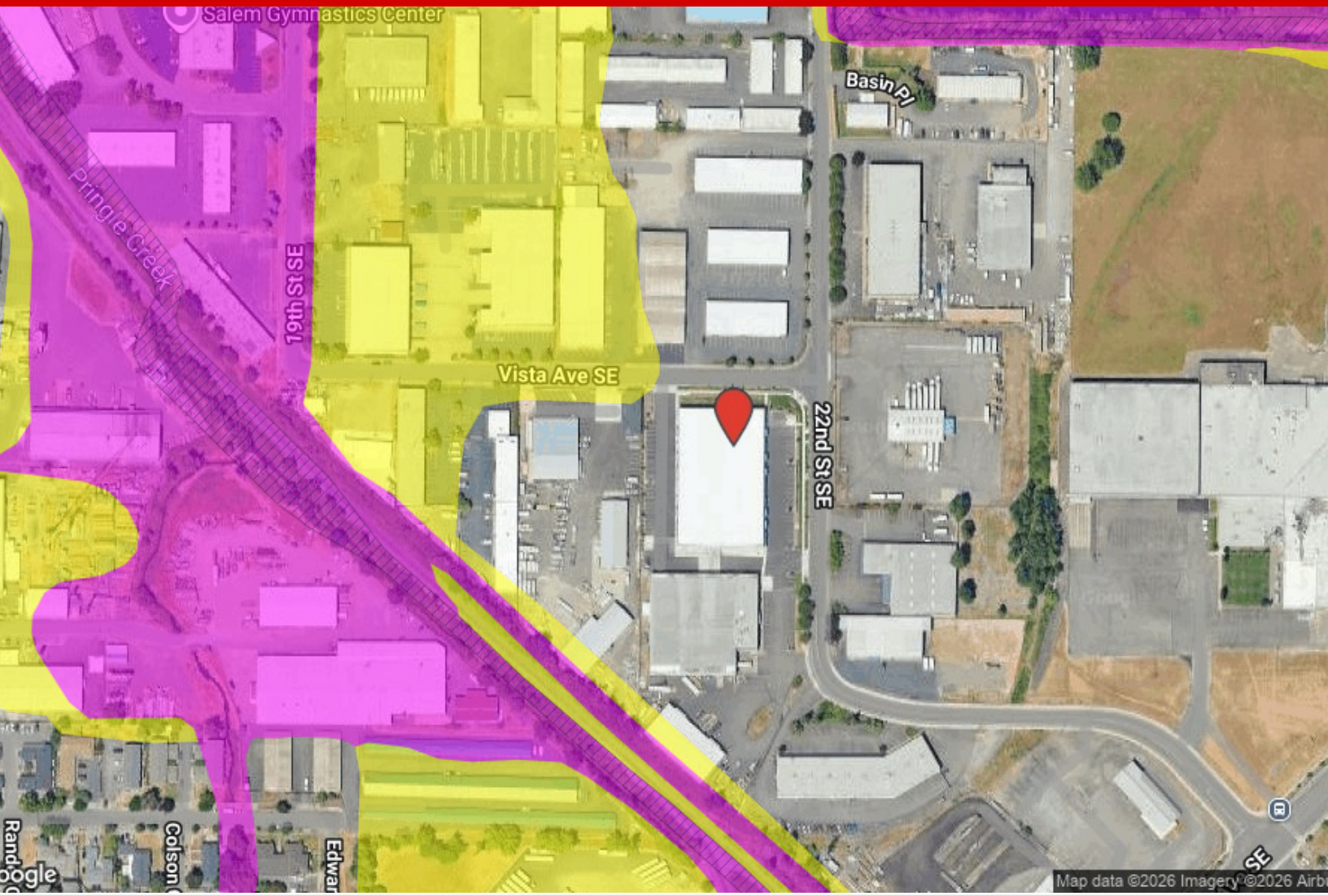
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FLOOD MAP



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









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