

**OFFERED AT
\$0.65/ SF NNN**

2600 Pringle Rd. SE. Salem Oregon 97302

Distribution warehouse with flexible zoning for multiple applications

Well positioned distribution warehouse or manufacturing facility. Access to the local community as well as multiple access routes to I-5. The property has 3 phase power, along with high ceilings and fire suppression.

Multiple manufacturing businesses are located in the area as this is Salem's oldest industrial area immediately west of the Salem Airport. Rent structure is Triple Net.

FEATURES

- INDUSTRIAL PARK ZONE
- 80,000 SQUARE FEET
- 6.33 ACRES
- TEMP CONTROLLED
- SOME OFFICE W/ RESTROOM
- NEW ROOF
- TRAILER PARKING
- FIBER OPTIC POSSIBLE
- 3.7 MILES TO I-5
- 16' - 18' EVE HEIGHT
- DOCK & GRADE DOORS
- FIRE SUPPRESSION



Ian Levin, Principal Broker, CCIM

NLCO.

Main: 971-707-4590

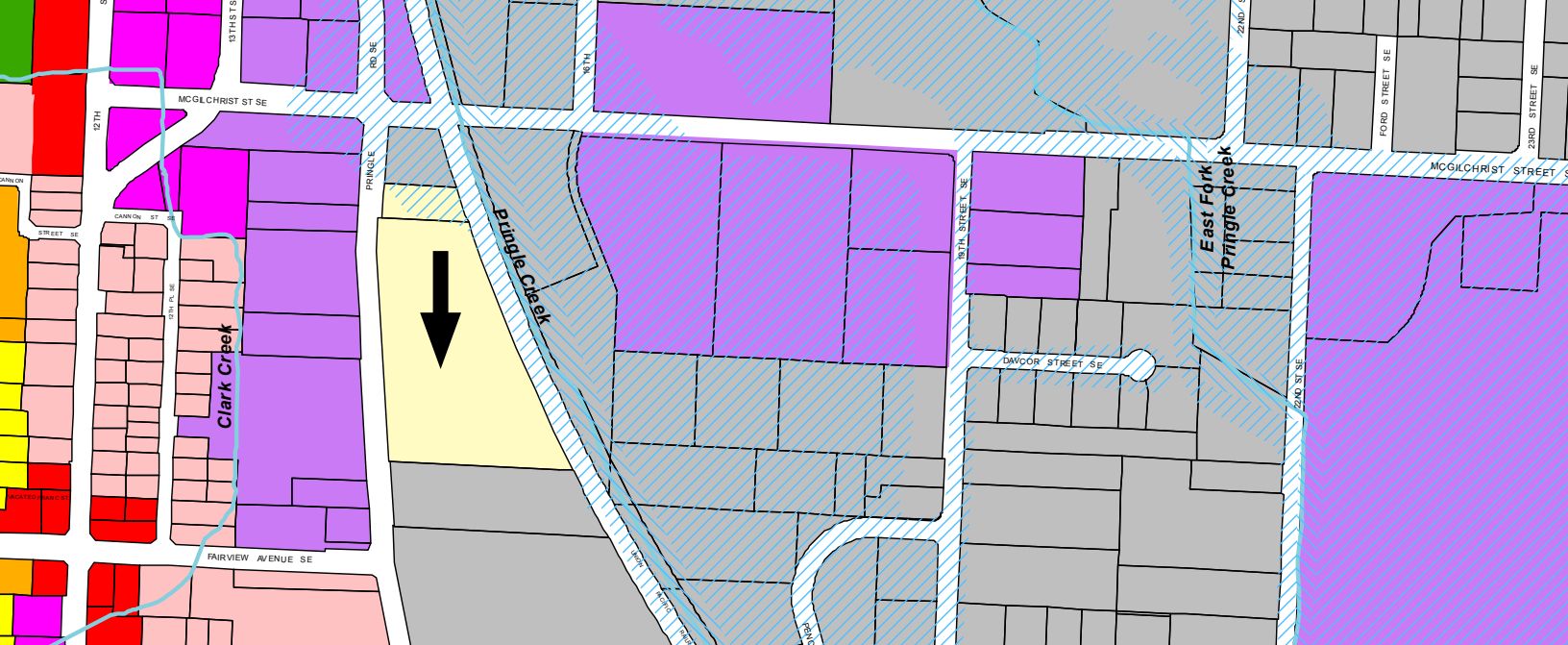
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Zoning Designations

- EFU - Exclusive Farm Use
- RA - Residential Agriculture
- RS - Single Family Residential
- RD - Duplex Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RH - Multiple Family High-Rise Residential
- CO - Commercial Office
- CN - Neighborhood Commercial
- CR - Retail Commercial
- CG - General Commercial
- CB - Central Business District
- WSCB - West Salem Central Business District
- IC - Industrial Commercial
- IBC - Industrial Business Campus
- IP - Industrial Park
- IC - General Industrial
- SCI - Second Street Craft Industrial Corridor
- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetary
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- EC - Employment Center
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use
- Overlay Zone *
- Compact Development Overlay Zone *
- Historic District *
- Mixed-Use Overlay Zone *
- Edgewater/Wallace Road Overlay Zone *
- Willamette Greenway Overlay
- Greenway Boundary
- Flood Plain
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- School



ZONING DESCRIPTION (IP) Industrial Park

2600 Pringle Road SE.

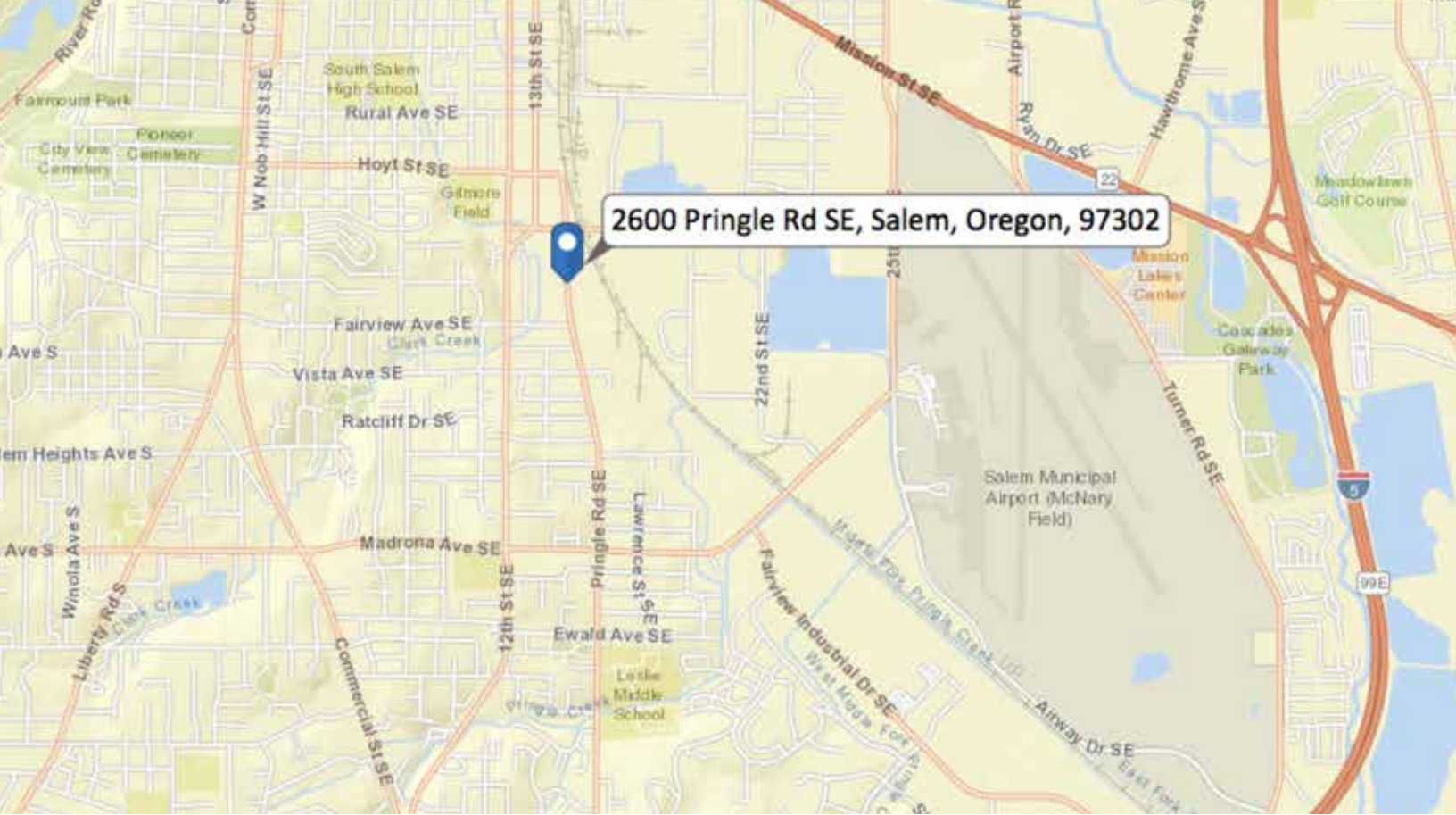
The IP zone allows for a very broad mix of industrial uses and favors the light industrial end of the spectrum. This property can be used for distribution warehouse to light manufacturing and even a large event center or school.



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LOCAL BUSINESSES

- Willamette ESD
- Cabinet Door Service
- Consolidated Supply Co.
- Encore Glass
- Holcomb Windows
- NW Distribution & Storage
- Cabin-notch
- Fit Studios
- APS Paint
- Morrow Crane
- Salem Restaurant Equipment
- Cherry City Electric
- Pacific Custom Supply
- Boise Cascade
- NORPAC



LOCATION Area Map

2600 Pringle Rd. SE.

2 convenient routes to I-5 with travel distance less than 5 miles each route. Local access to downtown Salem, within 10 minutes, and south Salem within 5 minutes.



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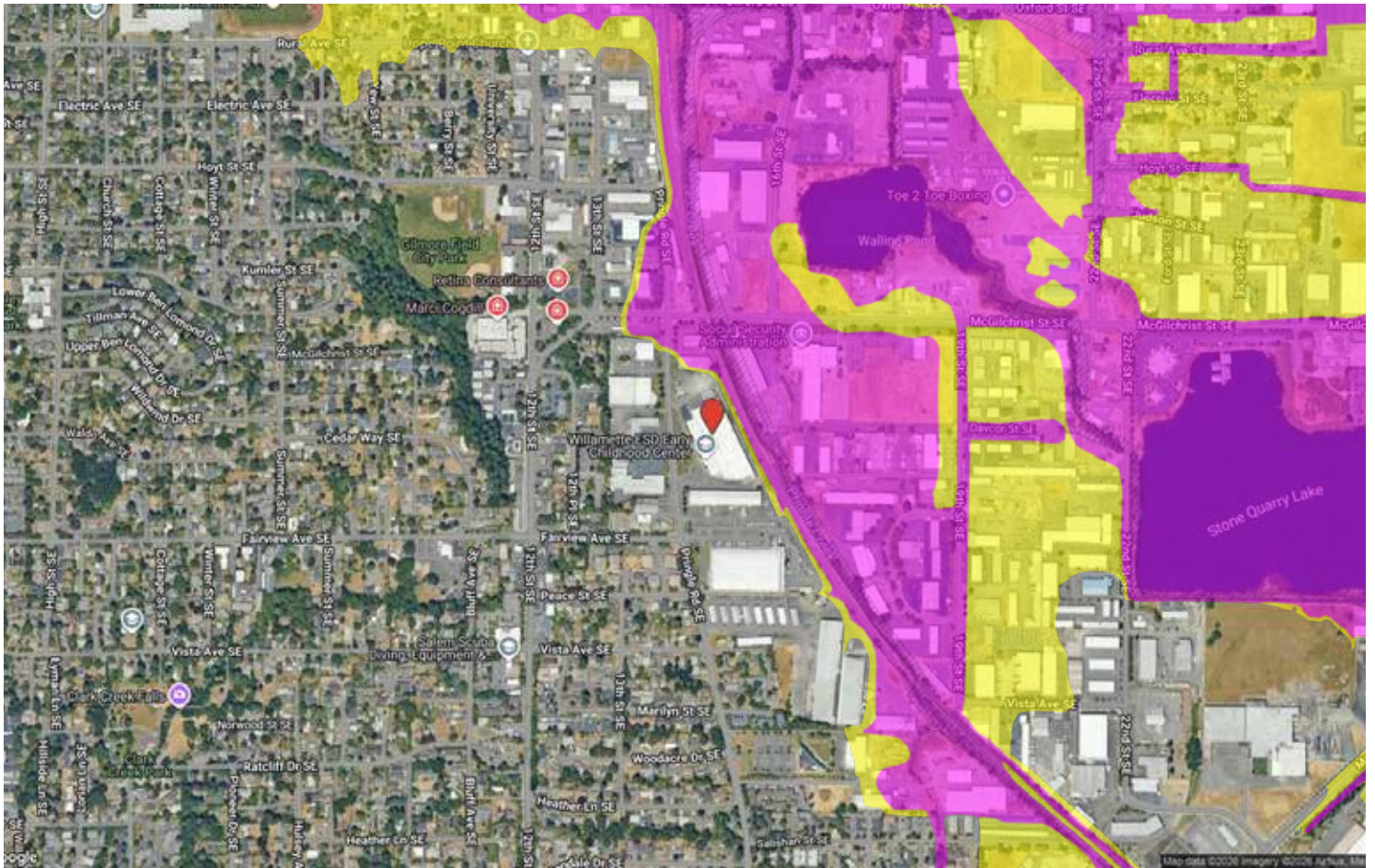
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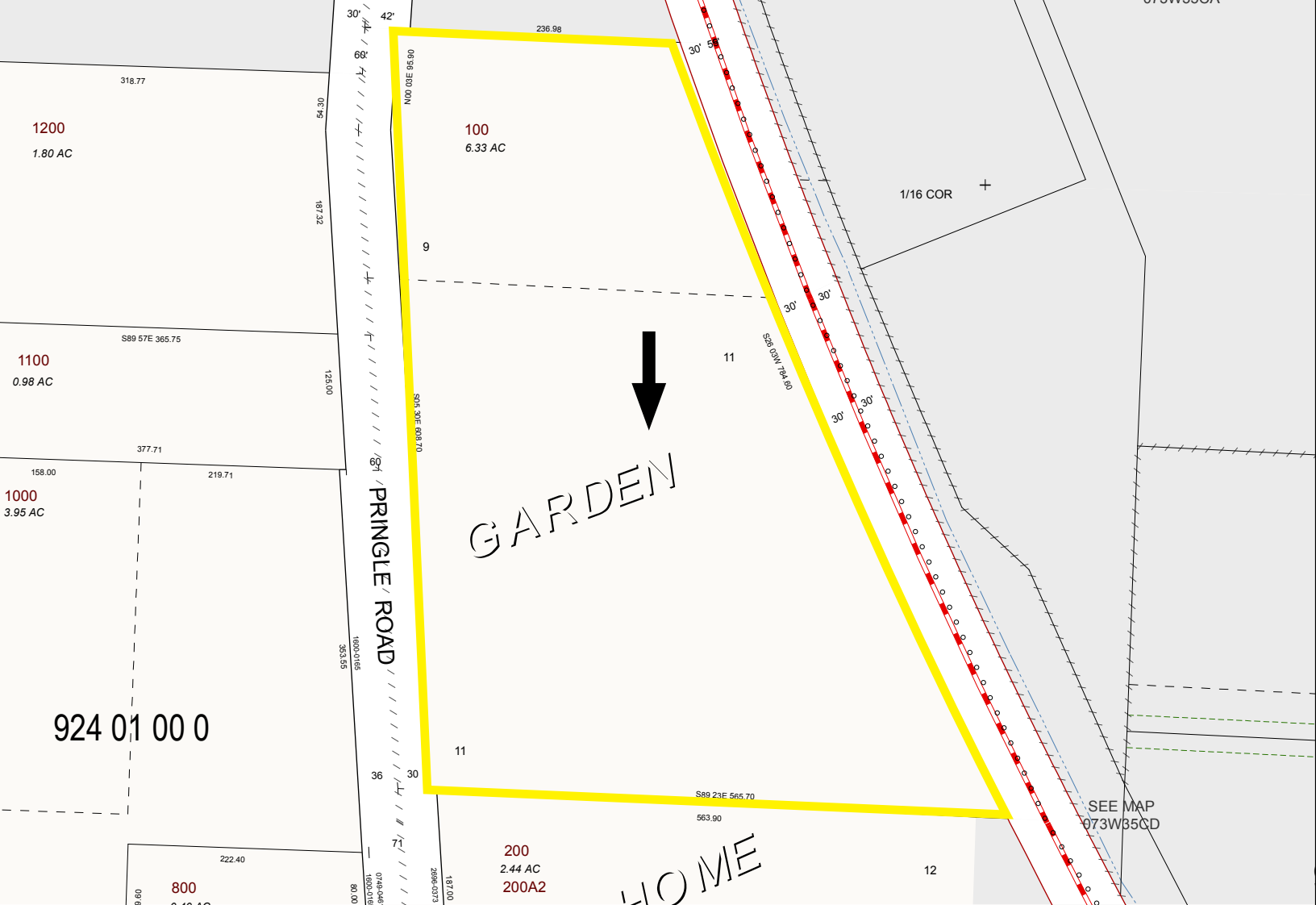
Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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COUNTY RECORDS

- R574591
- Map Tax Lot #073W35CC00100
- 6.33 Acres
- 275,735 Square Feet
- Parcel #100
- Property Class 201
- 2025 taxes \$102,121.16



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LOCATION Parcel Map

2600 Pringle Road NE.

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 manufacturing or warehousing business.

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SURVEY WITHIN 5 MINUTE DRIVE TIME



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