



**OFFERED AT
\$0.85/ SF MG**

1420 Sunnyview Rd NE #150 Salem Oregon 97301

SHOWROOM/ R&D SPACE

Commercial General zone allows for broad use

Grow your business in this well-appointed 1,245 SF office and showroom suite located on Sunnyview Road NE with convenient access to I-5, Portland Road, and downtown Salem. This versatile space features a welcoming reception/showroom area, multiple private offices, ADA-compliant restroom, and modern finishes throughout.

Positioned within a well-established multi-tenant commercial and industrial complex, the suite is ideally suited for professional offices, contractors, sales teams, design firms, light industrial support, research and development, and other General Industrial (IG) permitted uses. With street frontage, building signage opportunities, and move-in-ready improvements, this space offers an affordable and professional environment for businesses ready to expand.

FEATURES

- 1,245 SF
- IG ZONING
- RECEPTION AREA
- SHOWROOM
- PRIVATE OFFICES
- OPEN WORKSPACE
- ADA RESTROOM
- STREET FRONTAGE
- BUILDING SIGNAGE
- COVERED PARKING
- HVAC THROUGHOUT
- MOVE-IN READY
- EASY I-5 ACCESS



Ian Levin, Principal Broker | CCIM

NATHAN LEVIN CO

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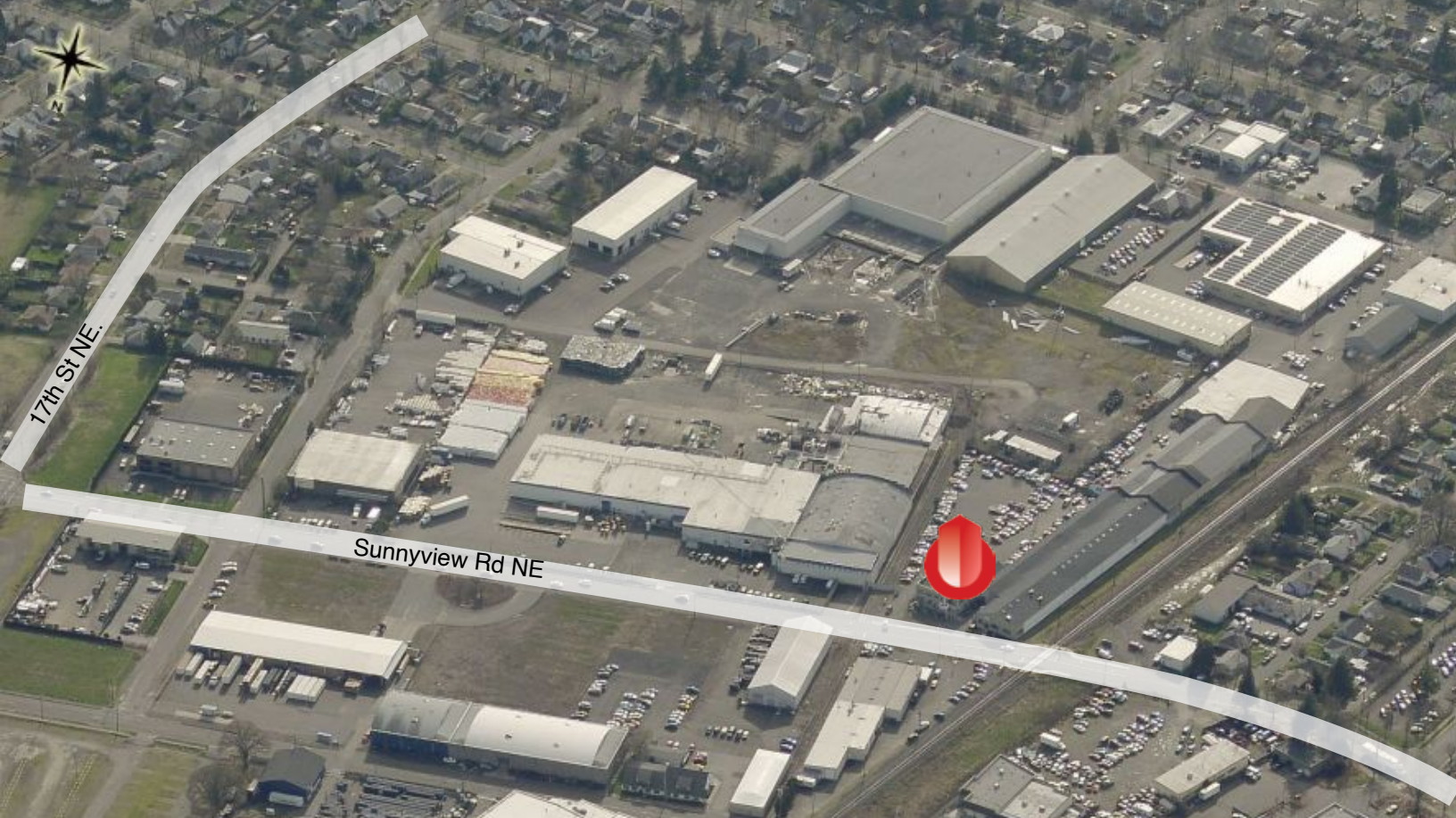
www.nathanlevinco.com

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Oregon Real Estate Agency Disclosure Pamphlet



July 15, 2026



LOCAL BUSINESSES

- Atlas Roofing
- Tritak Shooting
- Scenic Fruit
- Dalke Construction
- OR State Fairgrounds
- Walgreen's
- Salem Clinic
- Power Concrete Cutting

NLCU

LOCATION

Area Map

1420 Sunnyview Rd NE #150 Salem

This space is a great opportunity for a growing business to make the next step from their garage to professional space. The low cost of the area, and the access between I-5 and Salem makes this an ideal location to grow your business.



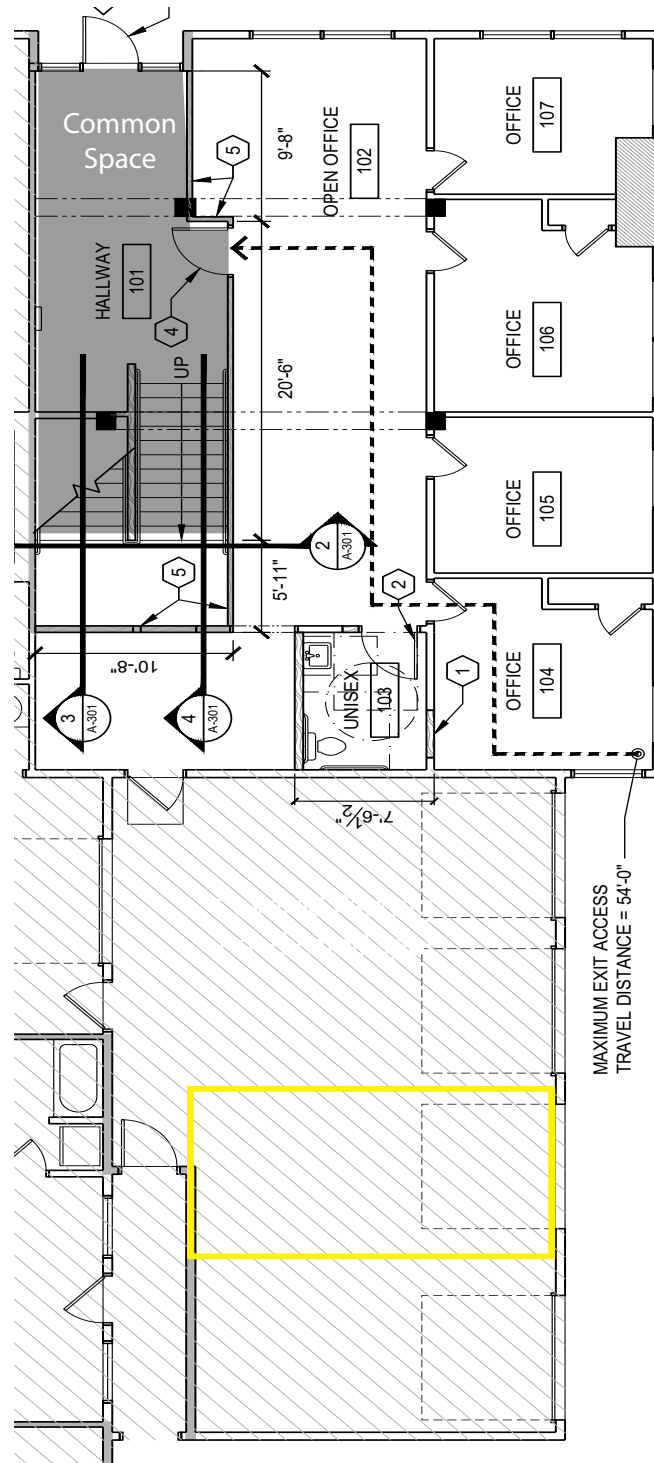
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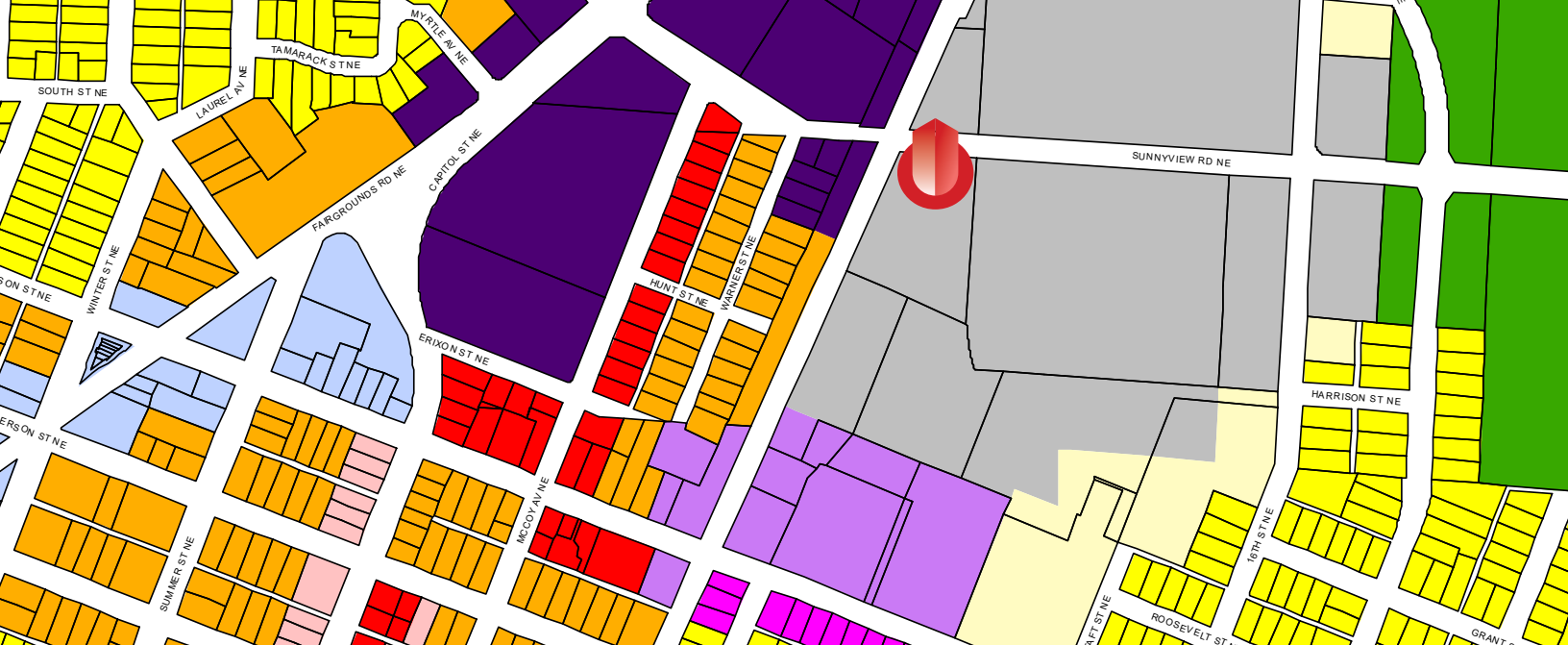


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ZONING DESCRIPTION (IG) General Industrial

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This space is located in the General Industrial Zone which is suitable for makers, fabricators, etc... This particular space has the showroom to go with the production space. The zone description can be read in full on our website, www.nathanlevinco.com.

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



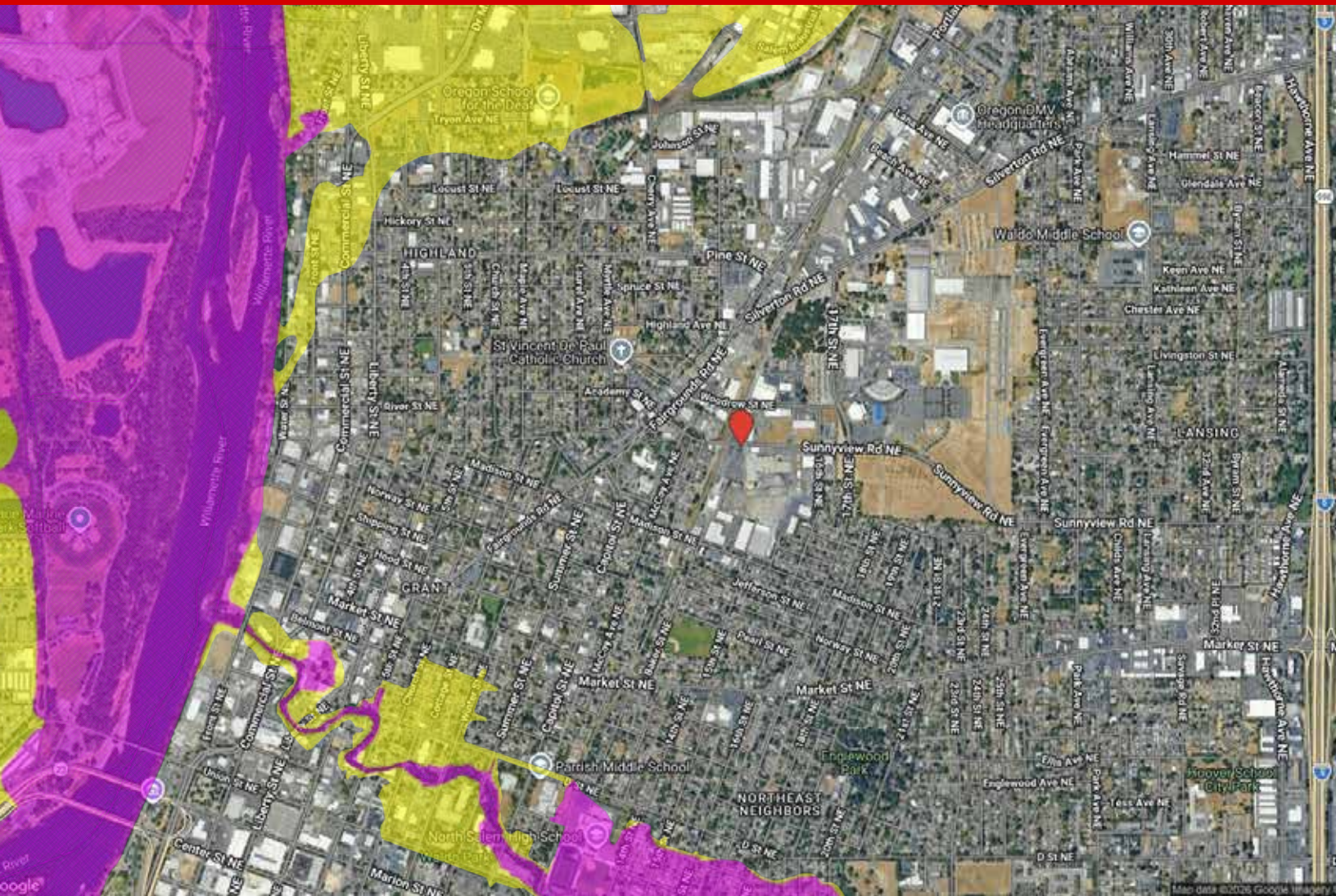
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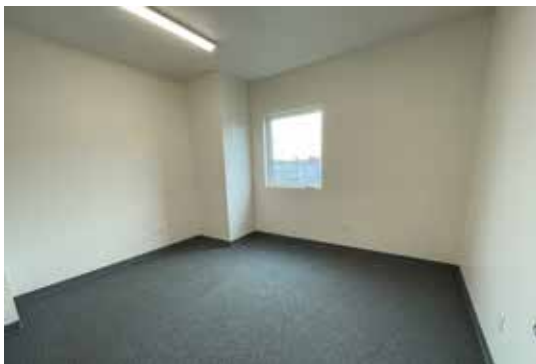
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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