



**OFFERED AT
\$1.10/ SF MG**

2910 Pringle Rd SE 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
- 4,000 SQUARE FEET
- NEW INSULATION
- NEW LIGHTS
- NEW OFFICE
- TONS OF PARKING
- 12'X14' OH DOOR
- 10'X10' OH DOOR
- TRUCK CIRCULATION
- 3 PHASE POWER
- FULLY INSULATED
- HEAT AND VENT IN SHOP
- AC IN THE OFFICE



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Oregon Real Estate Agency Disclosure Pamphlet



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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

2910 Pringle Rd SE 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.



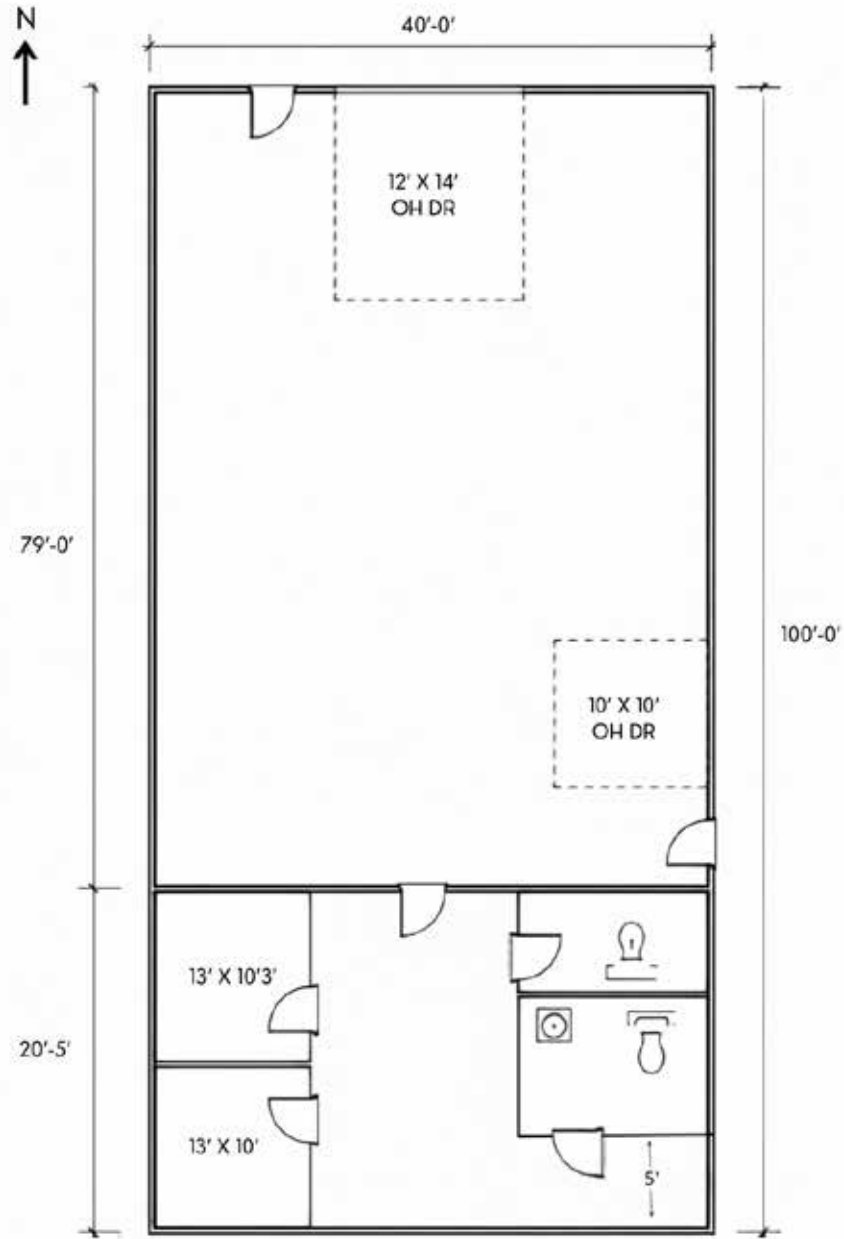
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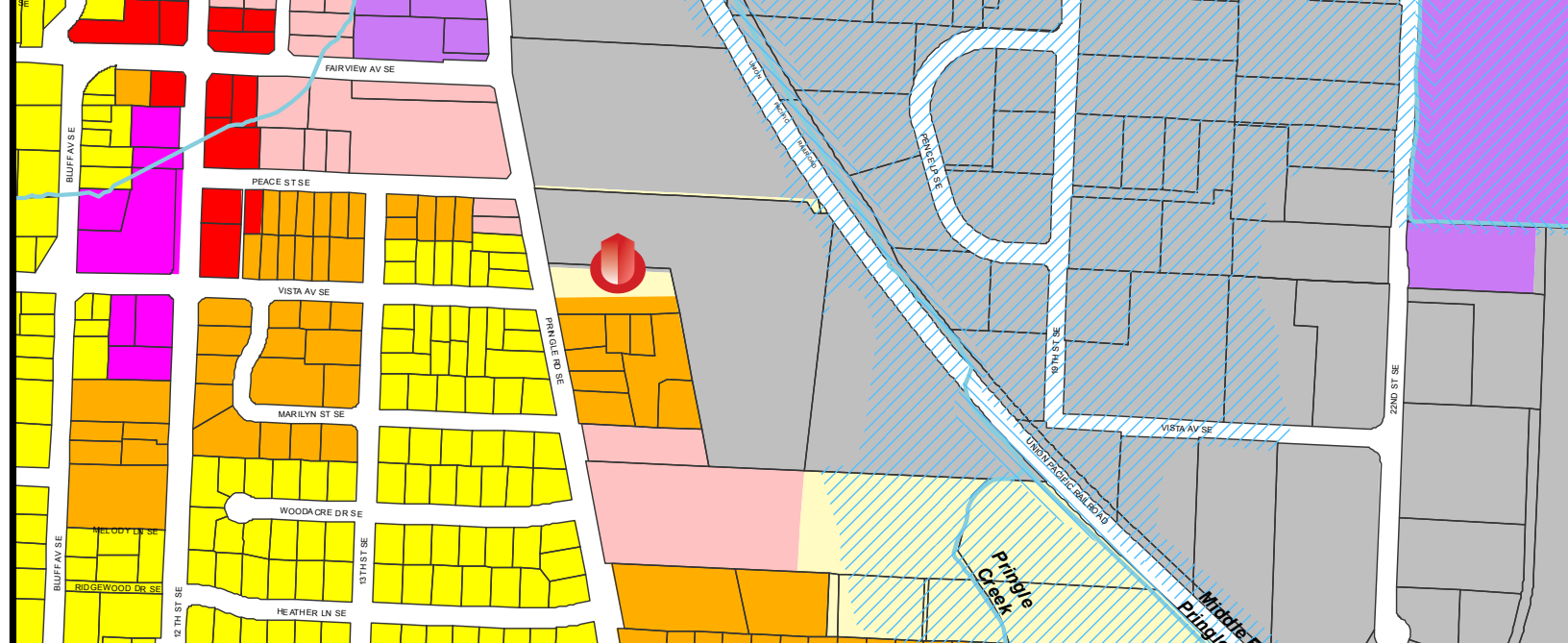
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Zoning Designations

- 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
- General Industrial
- Industrial Park
- Intensive Industrial
- Public Amusement
- Public-Private Cemetery
- 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 and follow the link for Resources.



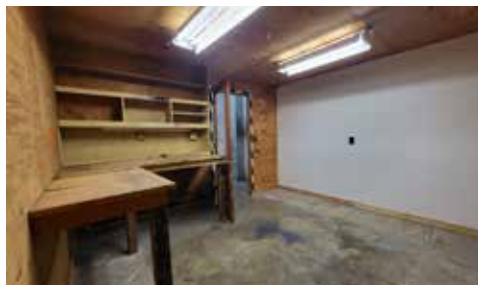
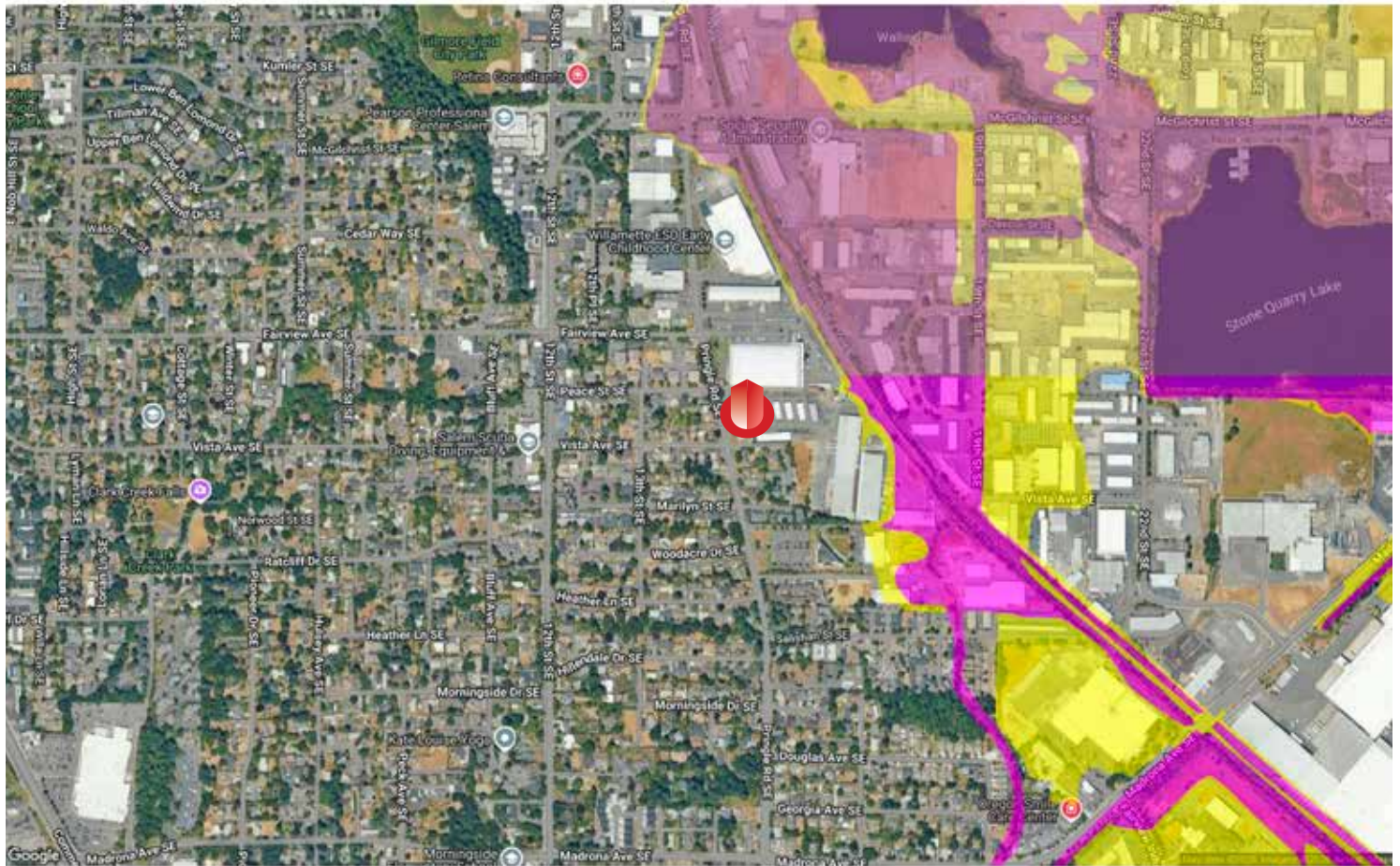
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