NLCO

LEASE



OFFERED AT

$1.15/SF MG

2951 22nd St SE Salem OR 97302

FLEX SPACE IN ESTABLISHED LAKESIDE COMPLEX

This versatile 1,500 SF flex space offers a clean, professional warehouse environment in a well-established commercial complex. Built in 1993 with non-combustible construction, the space features a 150 SF office, ADA restroom, 10' x 12' grade-level overhead door, 16' eave height, and three-phase power.

Ideal for contractors, service-based businesses, light manufacturing, distribution, or businesses seeking a functional combination of office and warehouse space. Offered on a modified gross lease with property taxes, building insurance, and exterior maintenance included in the rent.

Position your business for success! Contact us today to schedule a private tour and explore the possibilities this versatile space has to offer.

FEATURES

- 1,500 SF
- 10 X 12 GRADE DOOR
- IG ZONE
- TRUCK ACCESSIBLE
- 16' EAVE HEIGHT
- 208, 3 PHASE POWER
- HIGH BAY LIGHTING
- FULLY INSULATED
- 150 SF OFFICE
- ADA RESTROOM
- EASY I-5 ACCESS









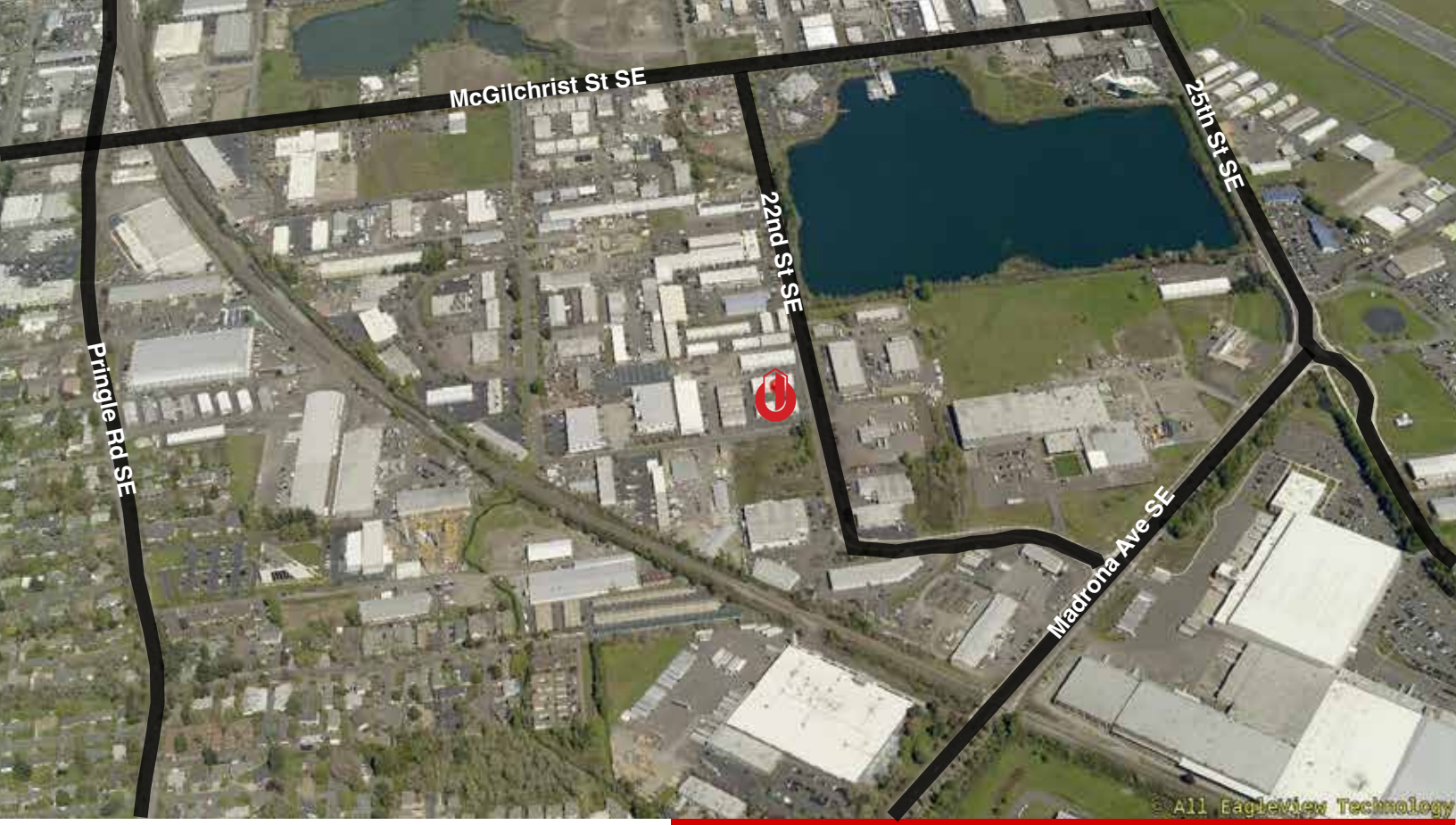
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Oregon Real Estate Agency Disclosure Pamphlet

November 16, 2026



LOCAL BUSINESSES

- Northside Electric
- Tsunami Taproom
- W2U Apparel
- Black sheep Cafe & Catering
- Assured Exteriors
- Cozie's NY Deli
- Encore Glass
- Evergreen Plumbing
- Ultimate Auto Detail
- Prestige Auto Center



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LOCATION

Area Map

2951 22nd St SE Salem, OR 97302

Central location for local business traffic, and near Highway 22 & I-5 for regional access. The City of Salem's McGilchrist Street SE Corridor Improvements Project is transforming the area with expanded roadways, improved traffic flow, upgraded infrastructure, and enhanced accessibility to support future commercial growth. In addition, the completed 22nd Street SE realignment and intersection improvements, including a new traffic signal, provide improved connectivity and convenient access for businesses, employees, and customers.



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SITE PLAN



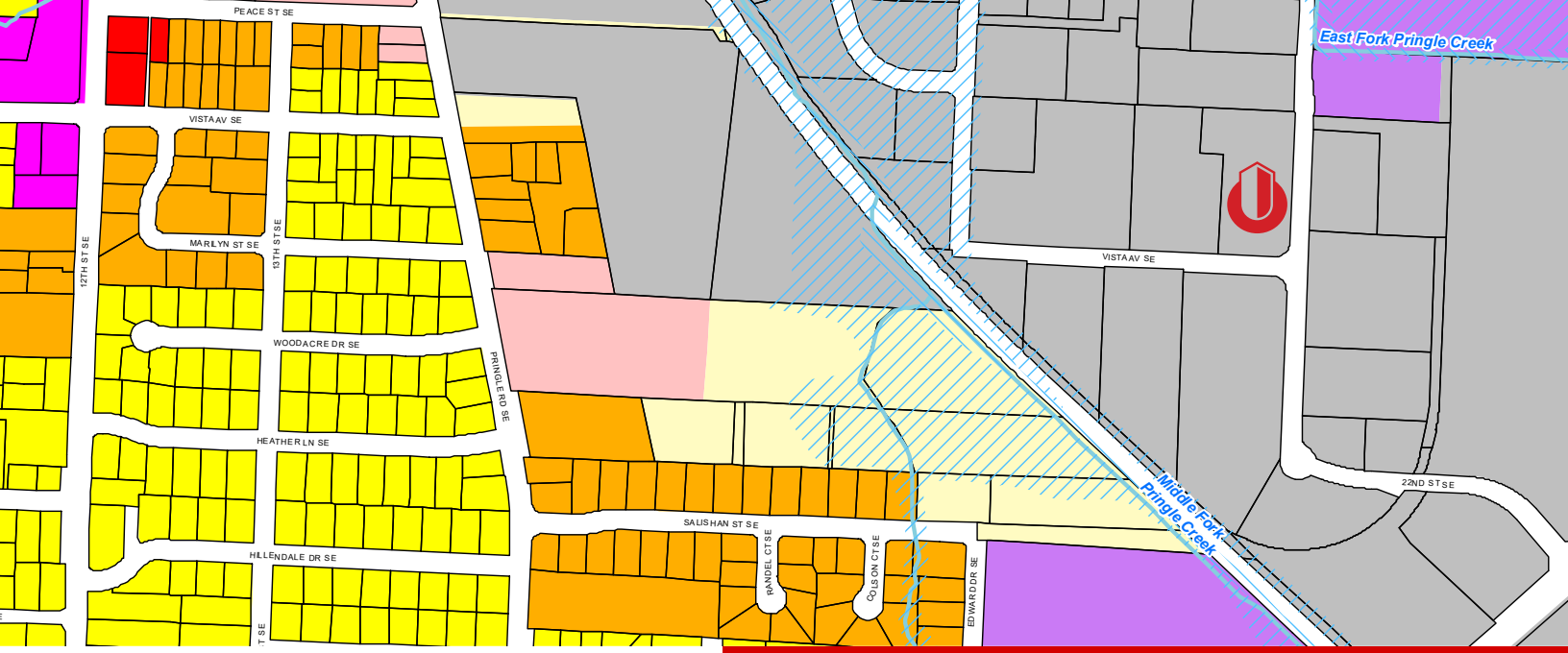


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Zoning Designations

- 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
- IG - 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

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ZONING DESCRIPTION

(IG) Industrial General

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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.





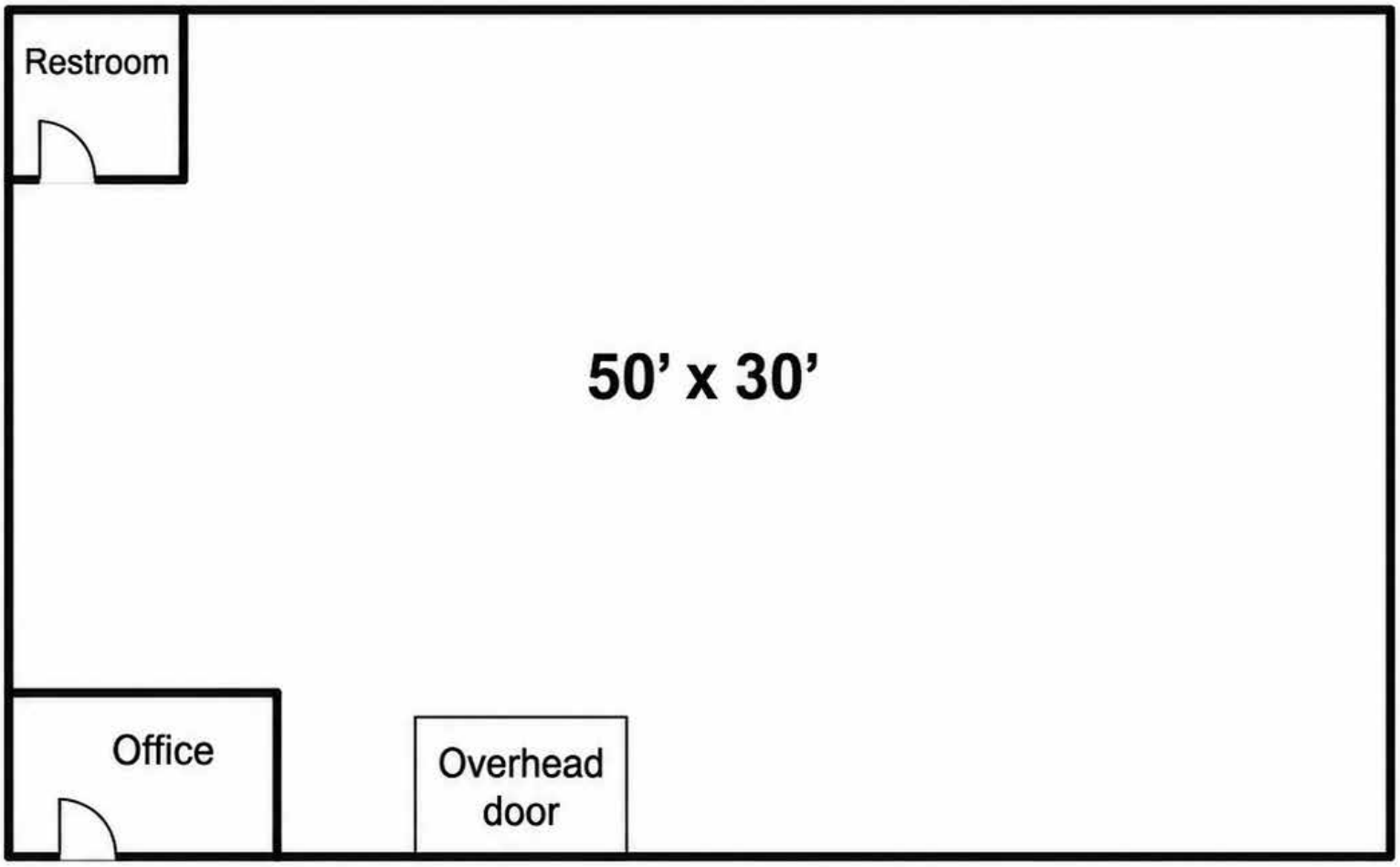
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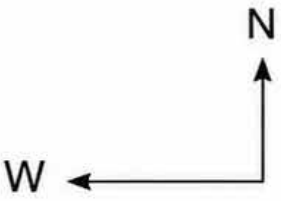
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SPACE PLAN











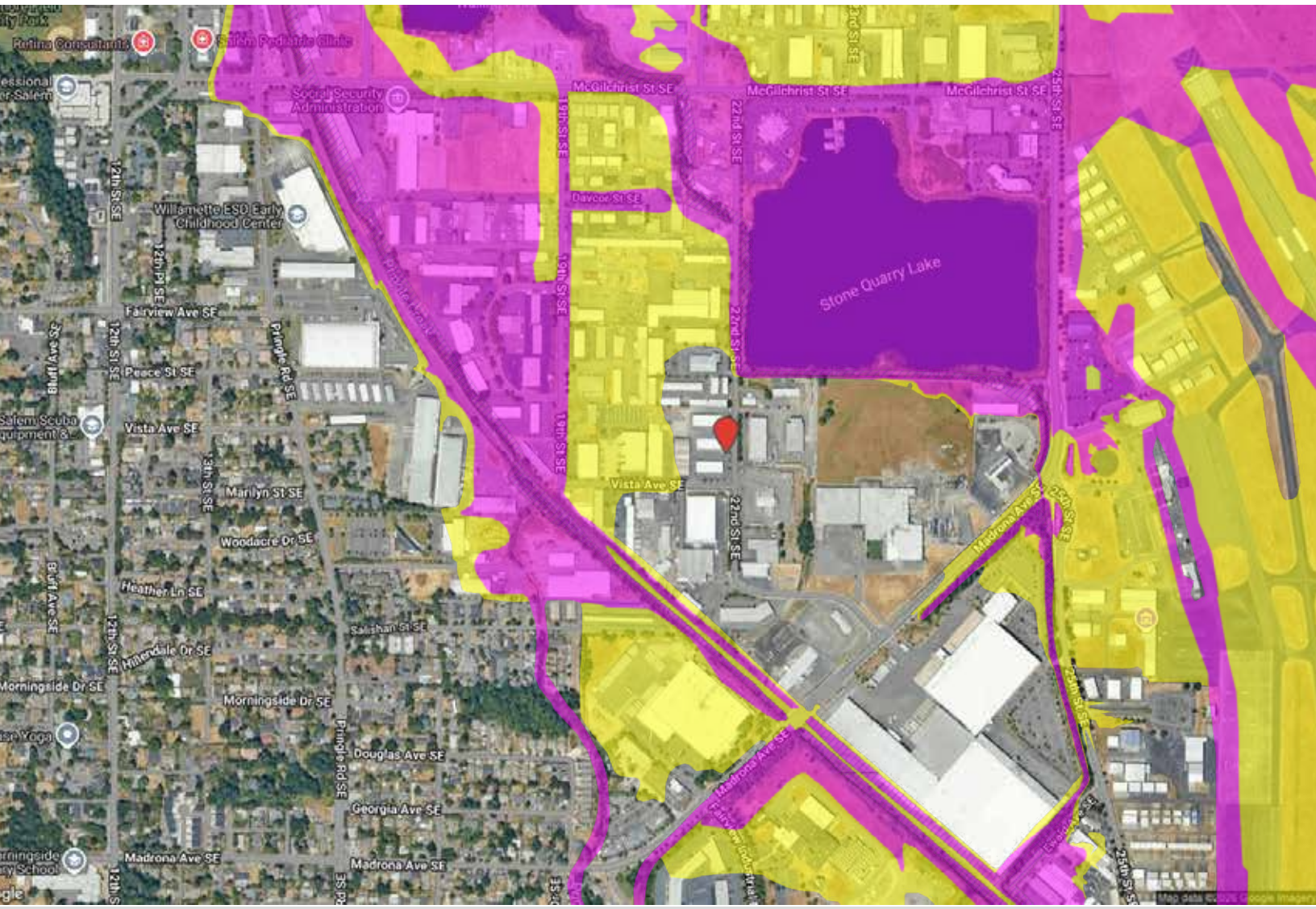
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FLOOD MAP



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



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