NLC

LEASE



OFFERED AT

$.12/ SF MG

3575 Blossom Dr NE Salem Oregon 97305

INDUSTRIAL LAYDOWN YARD/ OUTDOOR STORAGE

Excellent opportunity to lease approximately 29,404 SF (±0.68 acres) of industrial laydown yard space in Northeast Salem's established industrial corridor. Located within a fully fenced property with gated entry, the yard features a combination of gravel and paved surfaces with convenient access for large trucks and commercial vehicles. The available yard space is not currently separately fenced but offers the potential for additional fencing to accommodate tenant needs.

Ideally suited for construction contractors, landscaping companies, utility providers, transportation operators, and industrial businesses seeking outdoor storage or staging space. Perfect for equipment storage, fleet parking, building materials, trailers, and contractor operations. Surrounded by established industrial businesses, this location offers a practical and flexible solution for businesses needing additional outdoor operational space.

FEATURES

- INDUSTRIAL GENERAL ZONE
- 29,404 SF (+/- 0.68 AC)
- FENCED & GATED PROPERTY
- PAVED/GRAVEL YARD
- LARGE TRUCK ACCESS
- EQUIPMENT STORAGE
- FLEET PARKING
- CONTRACTOR LAYDOWN
- CLOSE TO I-5









Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

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www.nathanlevinco.com
lic #200510306

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November 4, 2026



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LOCAL BUSINESSES

- Pacific Sanitation
- Willamette Landscape Supply
- Moser Roofing
- Roth's Grocery Distribution
- R&S Industrial Supply
- Evergreen Machine

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LOCATION

Area Map

3575 Blossom Dr NE Salem OR

Incredible location with exposure and access from both Portland Rd NE and Lancaster Dr. NE







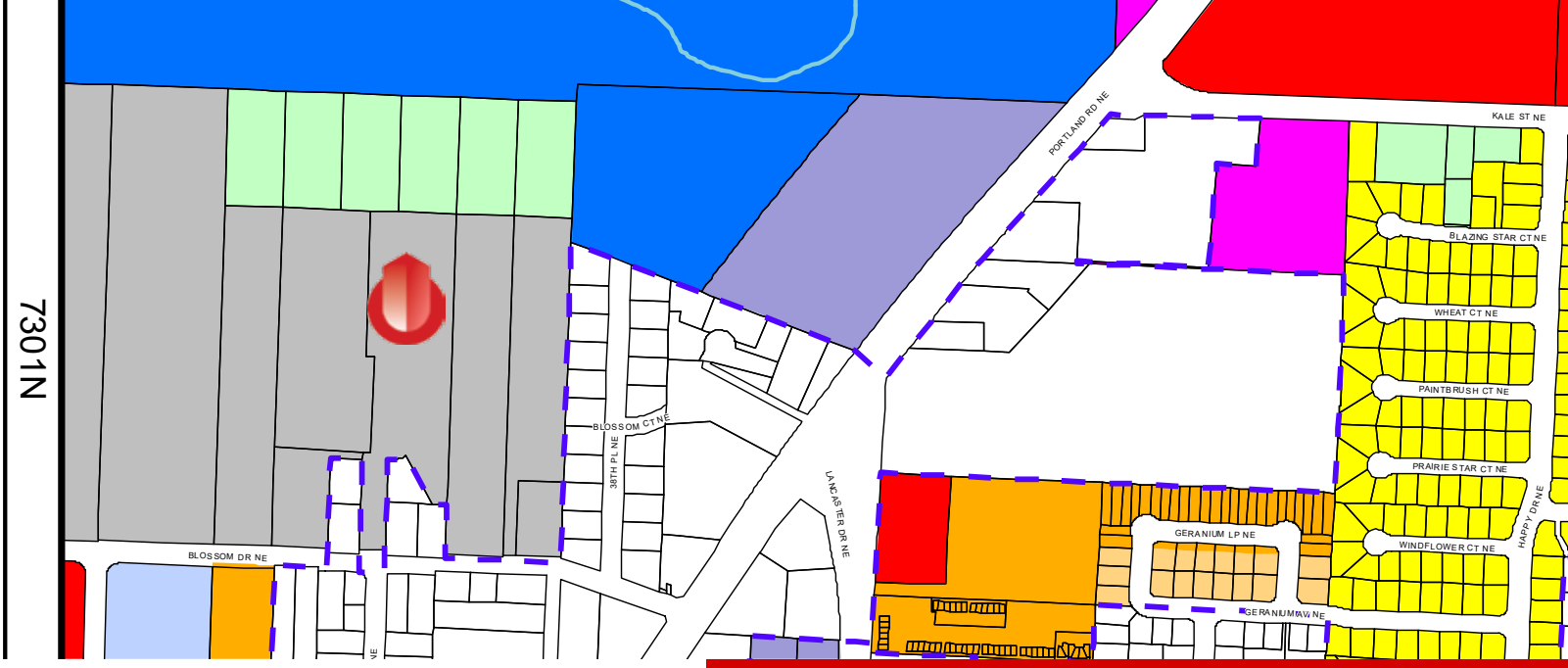


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Zoning Designations

- 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 C
- 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

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ZONING DESCRIPTION

(IG) General Industrial

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The IG zone is focused on manufacturing and warehouse uses. There is little retail that is allowed in the zone as this is geared toward industry. The zone description can be read in full on our website, www.nathanlevinco.com.



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COUNTY RECORDS

- 522140
- Map Tax Lot #072W06BD02900
- 29,404 Square Feet
- Parcel #2900
- Property Class 201

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LOCATION

Parcel Map

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Located in Marion County, the property has the benefit of connecting to the City of Salem sanitary sewer system, while operating on well water. This means no water bill other than well testing and maintenance. This also means the property benefits from Salem commerce while not paying all the Salem municipal tax rates.



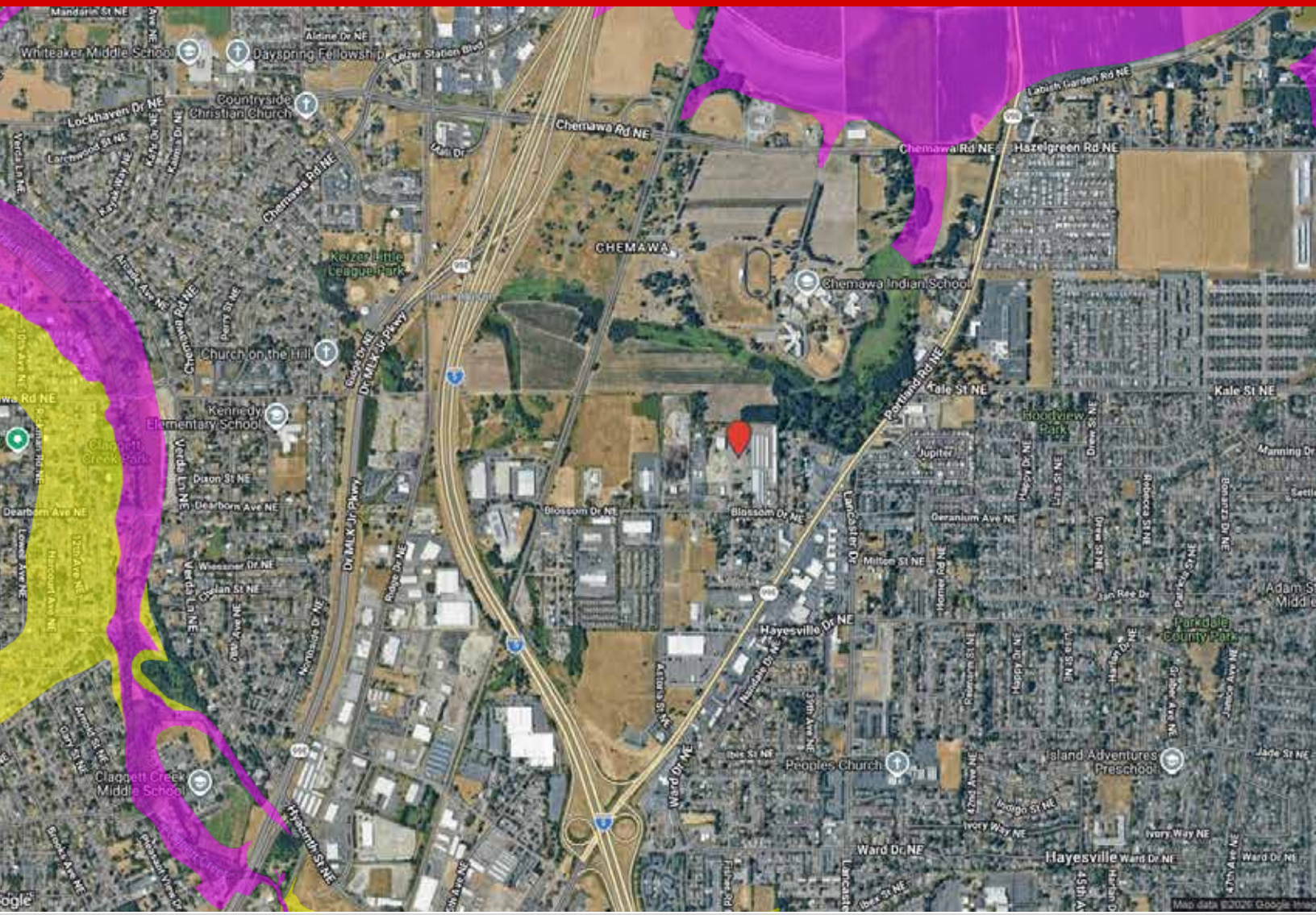
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FLOOD MAP



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









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