



**OFFERED AT
\$.85-1.15/ SF NNN**

1835-1885 22nd ST SE Salem OR 97302

NEW INDUSTRIAL PARK WITH COMPETITIVE RATES

The schedule for phase 1 of the development is on track for delivery early Q4 of 2023 with phase 2 delivering in Q2 of 2024. The site offers a mix of light industrial space that blends capacity with options. The smallest demisable footprint will be 1750 SF and range up to 14,000 SF for an entire building.

Certain buildings include dock high loading that have common access for use by all tenants with need for large truck deliveries.

Each demised unit will have their own entrance, overhead door, separate power, small office with restroom.

FEATURES

- GENERAL INDUSTRIAL ZONE
- 1750 - 14,000 SF
- 20' EVE HEIGHT
- CLEAR SPAN
- FIRE SUPPRESSION
- ESFR CAPABLE
- COMMON USE DOCK
- ADDITIONAL YARD AVAILABLE
- 2 MILES TO I-5 & HWY 22
- STARTING AT \$.85/ SF NNN
- OP-EX. ESTIMATED \$.225/ SF



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January 28, 2025





LOCAL BUSINESSES

- Holiday Retirement
- Masco
- Sunbelt
- Evergreen Plumbing
- Ferguson Supply
- Motion Inc
- Airport Steel
- CD Redding
- Fleet Pride
- Six States Distributors



LOCATION Area Map

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Central location for local business traffic, and within 3 miles of I-5 for regional access.



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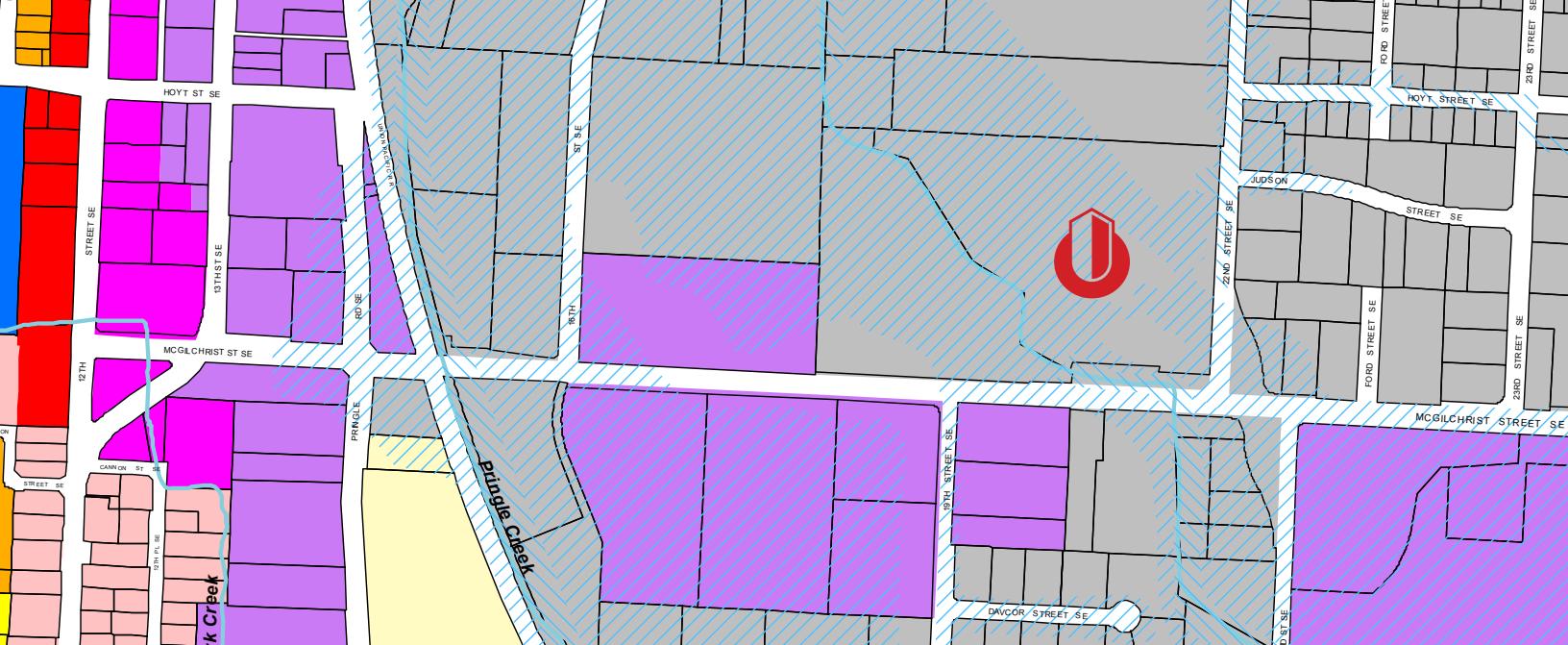
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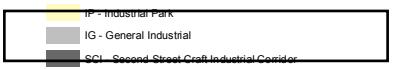
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Zoning Designations

- 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



- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetery
- 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 (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.

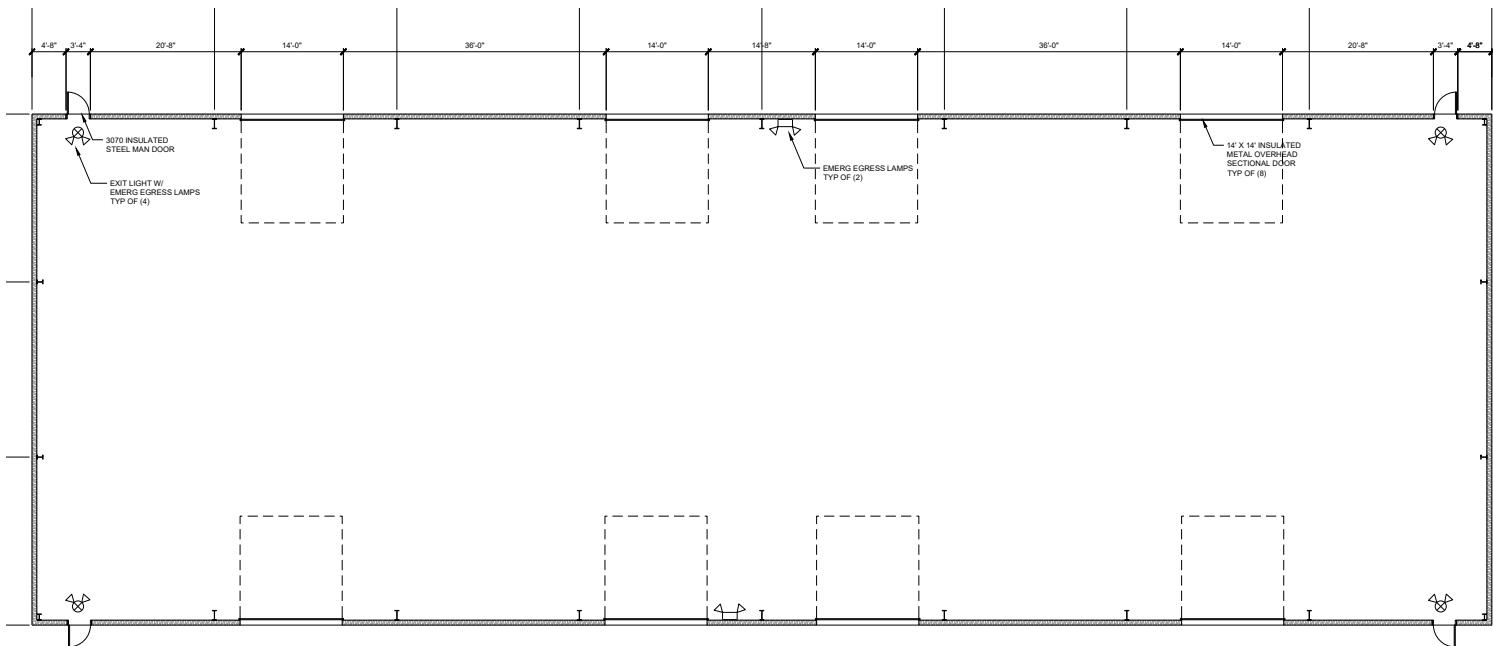
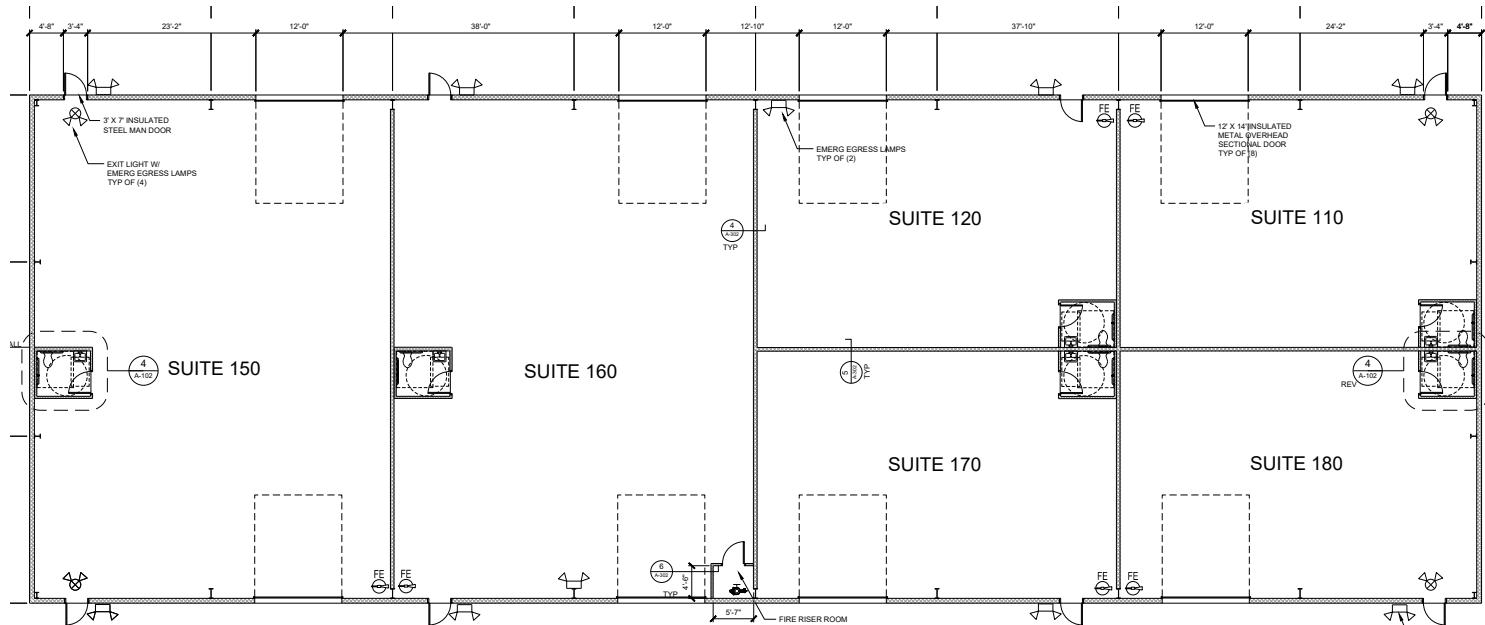


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24 99 0

N89 25 59W 999.80

4500
10.78 AC

CS 36693

NOTE: REMAINDER OF THIS
PARCEL ON MAP 07 3W 35CA

AP
5CA

N89-301W-200-1-

37
4618-006
100.00

- 527998
- Map Tax Lot #073W35DB04500
- 10.78 Acres
- 469,529 Square Feet
- Parcel #4500
- Property Class 200
- 24-25 taxes \$96,182.54



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LOCATION Parcel Map

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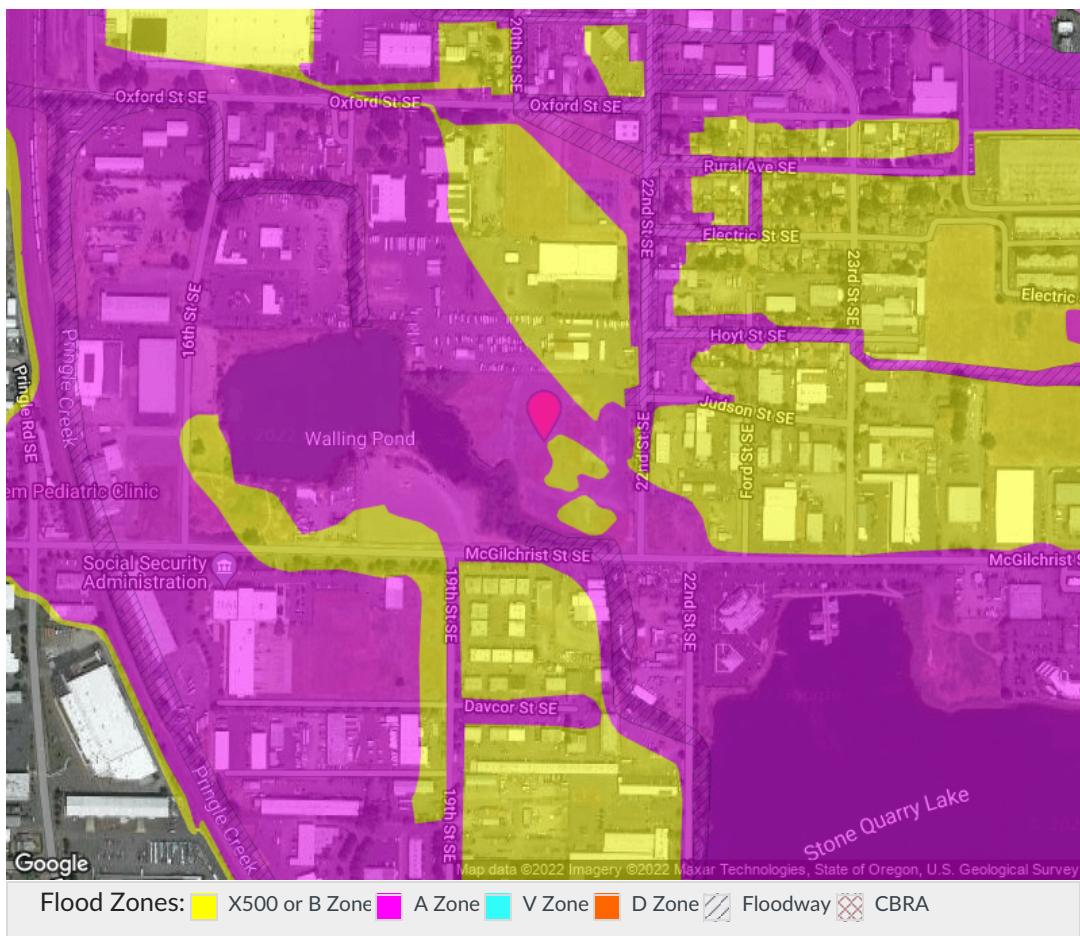
Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.

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Overview Map



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