

FOR LEASE



1439 W 2nd AVENUE & 179 TAYLOR STREET - EUGENE, OR

## TWO WHITEAKER INDUSTRIAL BUILDINGS

- 1439 W 2ND AVENUE: 10,752 SQUARE FEET
- 179 TAYLOR STREET: 6,508 SQUARE FEET (MAIN BUILDING)  
4,318 SQUARE FEET (AUXILIARY BUILDING)
- 3-PHASE POWER
- ZONING: E-2 (MIXED-USE EMPLOYMENT)

*Lease Rate:* \$16,000 PER MONTH, NNN

*For more information contact:*

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# PROPERTY OVERVIEW

1439 W 2nd Avenue and 179 Taylor Street are two high-quality concrete tilt-up industrial buildings in Eugene's popular Whiteaker neighborhood. These buildings have high ceilings, ample 3-phase power and each building has its own offices.

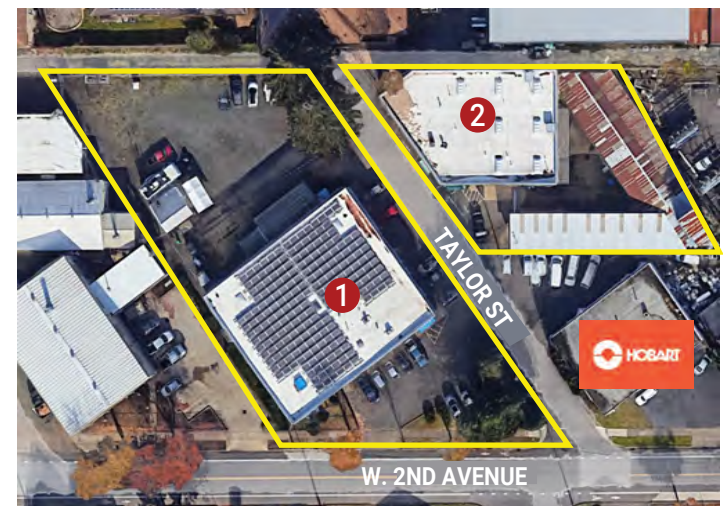
## 1 1439 W. 2ND AVENUE

BUILDING SIZE..... 10,752 Square Feet  
1ST FLOOR OFFICE SPACE.....2,100 Square Feet (approx.)  
2ND FLOOR OFFICE SPACE..... 1,500 Square Feet (approx.) \*  
LOT SIZE.....0.76 Acres  
LOADING CAPABILITY.....2 Grade Level Doors  
POWER.....3-Phase  
CEILING HEIGHT.....20 Feet (Approx.)

*\*office space not included in building square footage*

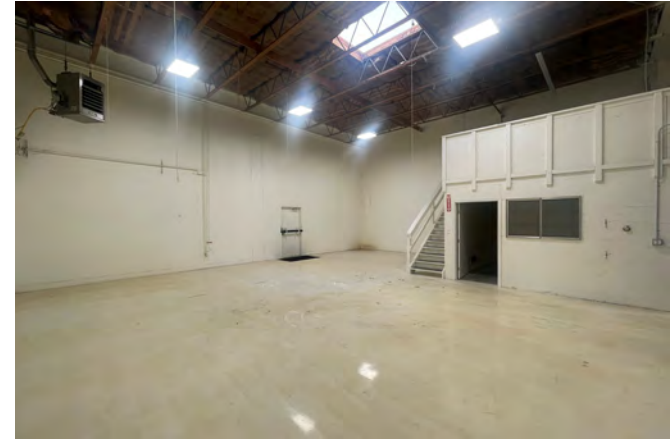
## 2 179 TAYLOR STREET (Main Building + Auxiliary)

BUILDING SIZE..... 10,826 Total Square Feet  
MAIN BUILDING OFFICE SPACE..... 1,373 Square Feet (approx.)  
LOT SIZE.....0.37 Acres  
LOADING CAPABILITY.....2 Grade Level Doors  
POWER.....3-Phase  
CEILING HEIGHT.....20 Feet (Approx.)



# 1439 W 2nd AVENUE

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# 179 TAYLOR STREET

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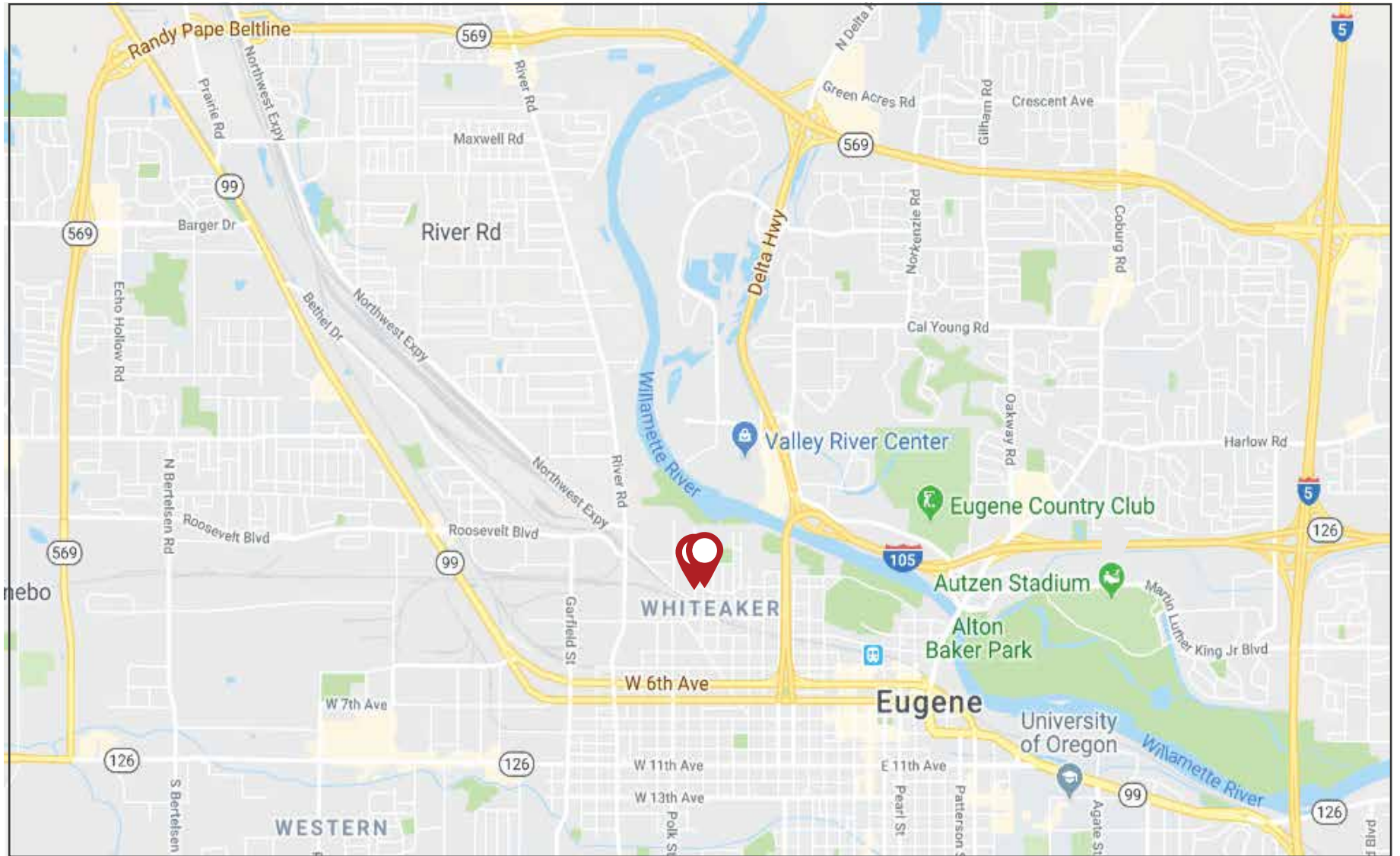
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# PROPERTY LOCATION



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