

FOR LEASE | RATE REDUCED

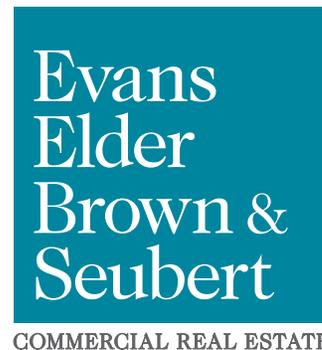
Industrial Units

196 Wallis Street
Eugene, OR 97402

UNIT B: APPROXIMATELY 2,205 SF

UNIT C: APPROXIMATELY 2,050 SF

- Each unit includes one 12' x 12' roll up door, a small office space and a private restroom
- Warehouse ceiling height is approximately 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 80¢ per square foot, per month, modified gross
(Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)



CONTACT

Stephanie Seubert
stephanie@eebcre.com

Jackson Seubert
jackson@eebcre.com

541.345.4860

Licensed in the State of Oregon.

West Eugene Industrial Units

196 Wallis Street
Eugene OR 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

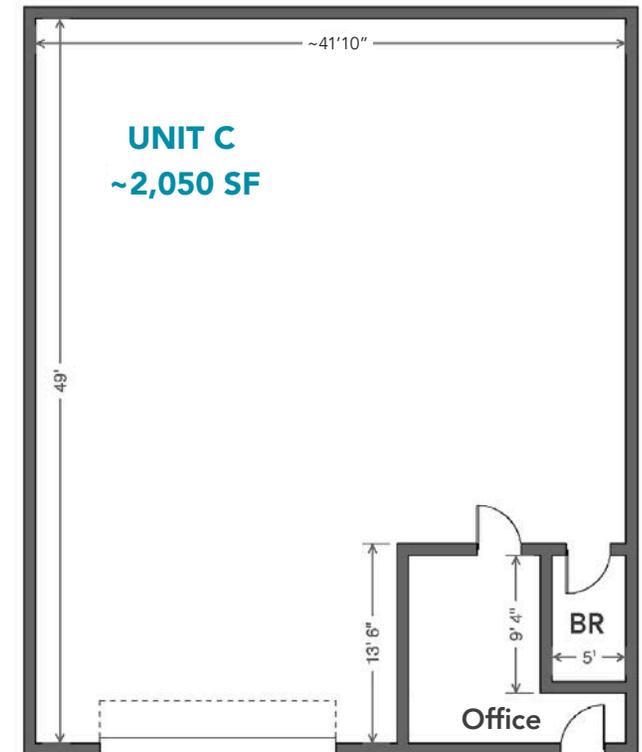
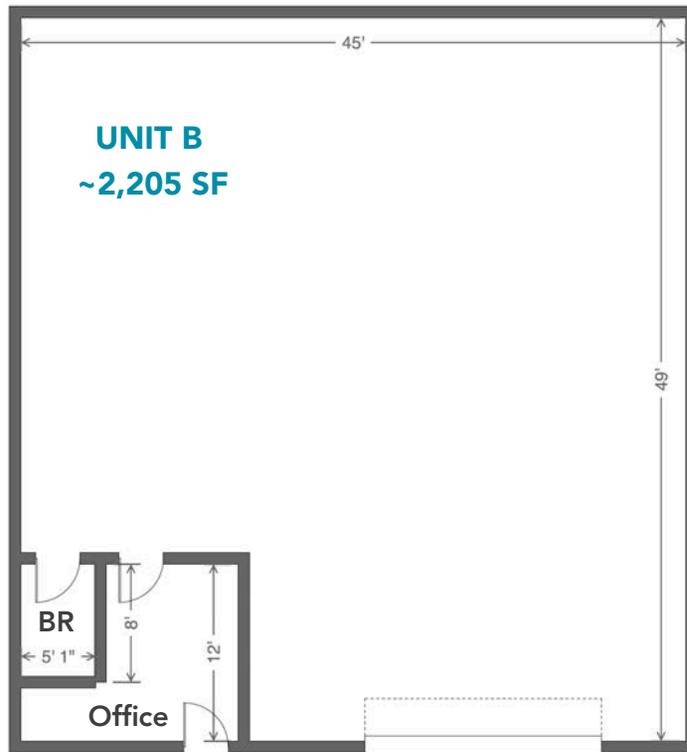
**Jackson
Seubert**

jackson@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



WALLIS STREET INDUSTRIAL UNITS

- New roof & siding
- Updated electrical & plumbing
- Heater in each warehouse
- 80¢ per square foot, per month, modified gross
(Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)