

Distribution Space with Fenced & Secure Yard

3310 ROOSEVELT BOULEVARD, EUGENE, OR 97402

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FOR LEASE



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PROPERTY DESCRIPTION

- Outstanding High cube distribution space that offers great truck staging and trailer storage.
- Fenced and secured yard to include electric security fencing.
- Office layout includes open bull pen area and private office with two restrooms
- Well maintained owner-occupied property
- Triple Nets Estimated to be: \$0.14/SF

OFFERING SUMMARY

Lease Rate:	\$10,785.00 per month (NNN)
Available SF:	12,688 SF
Office:	929 SF
Clear Height:	28'-32'
Loading:	(2) Docks with levelers & dock lights
Power:	120/240V - 400 amps - 3 phase



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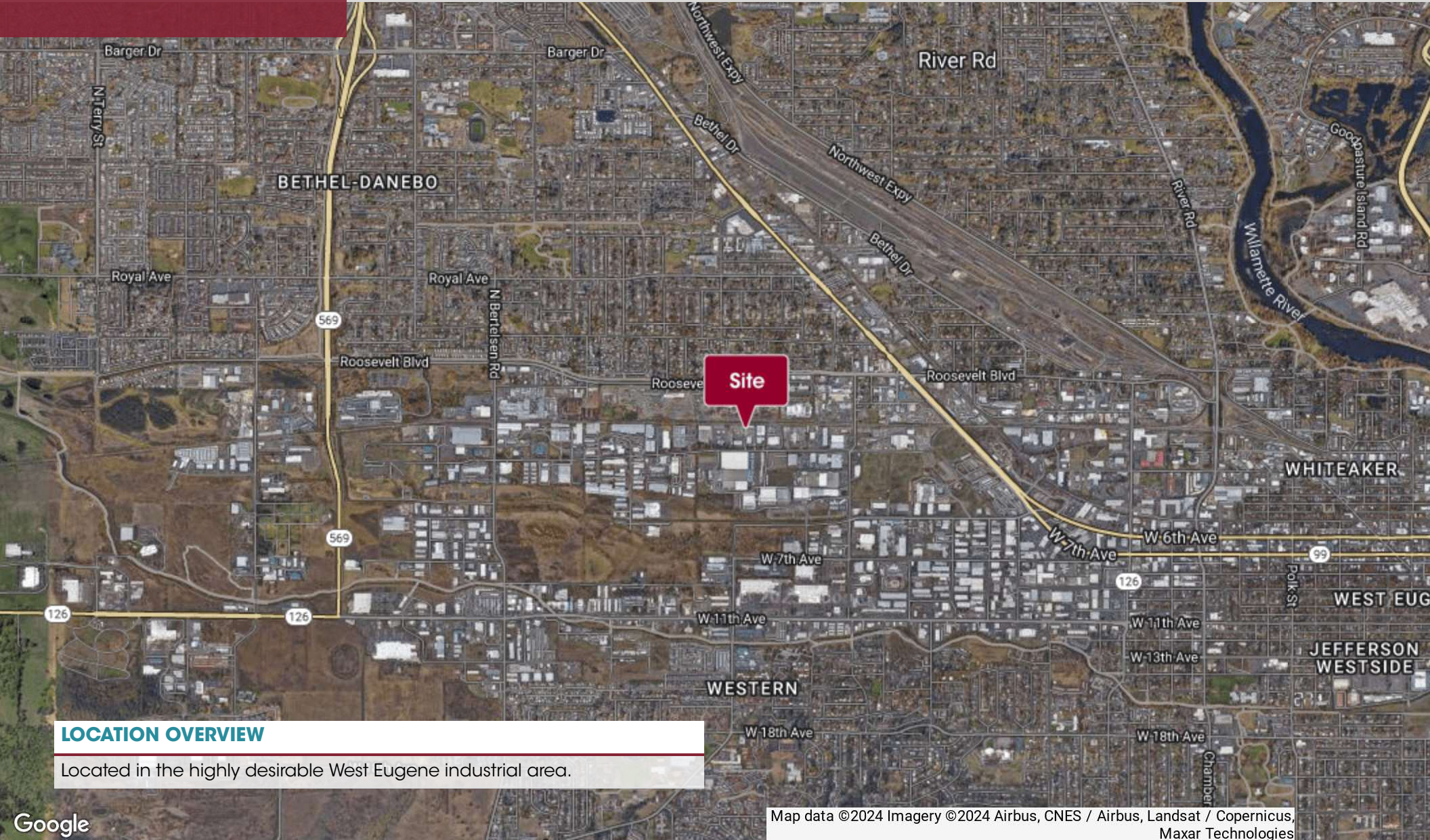
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LOCATION OVERVIEW
Located in the highly desirable West Eugene industrial area.

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