

FOR LEASE



155 N GARFIELD ST - UNIT H5 - EUGENE, OR 97402

CLOSE-IN INDUSTRIAL SPACE

- **WAREHOUSE, RETAIL, OFFICE**
- **WAREHOUSE: APPROX. 6,585 SQUARE FEET**
- **OFFICE: APPROX. 565 SQUARE FEET (2 OFFICES)**
- **TOTAL : 7,150 SQUARE FEET**

Lease Rate: **\$0.85/PSF, NNN**



For more information contact;

BEN WANICHEK

benw@campbellre.com | (541) 520-0067

Licensed in the State of Oregon

BILLY POLLOCK

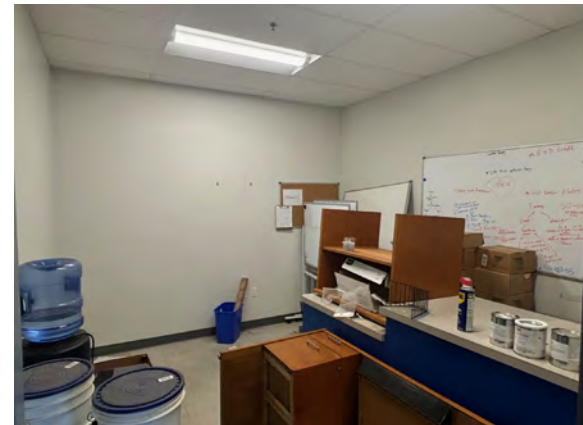
billy@campbellre.com | (541) 285-8865

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BUILDING HIGHLIGHTS

- WAREHOUSE: APPROX. 6,585 SF
- OFFICE: APPROX. 565 SF (2 OFFICES)
- CEILING HEIGHT: 24' AT EAVE AND 39' AT PEAK
- APPROXIMATELY 20 PARKING SPACES
- 1 GRADE-LEVEL & 1 DOCK-HEIGHT DOOR
- 2 RESTROOMS
- STORAGE CLOSET
- 360 DEGREE TRUCK/VEHICLE ACCESS
- FENCED OUTDOOR STORAGE
- NIGHTLY SECURITY
- GOOD ACCESS TO MAJOR HIGHWAYS

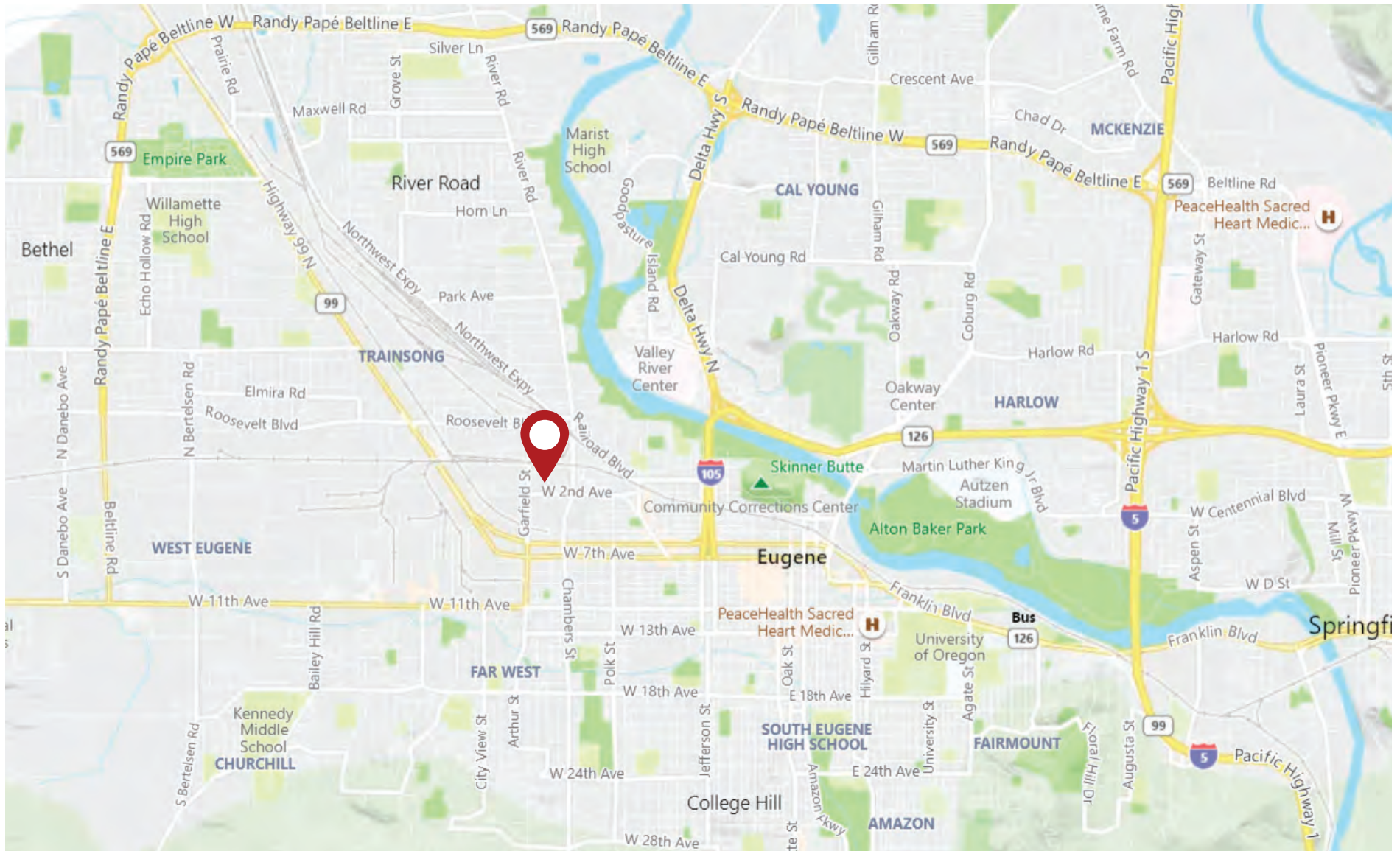


PROPERTY AERIAL MAP



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PROPERTY LOCATION MAP



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