

**FOR  
LEASE**

**2150 Cross Street  
Eugene, OR 97402  
Industrial Unit  
Office Units**

## **Industrial | Warehouse | Office**

- 11440 sq ft industrial space
- 900 sq ft office; 4 private
- \$.65 sq ft / month NNN Terms
- Available ASAP



**BRENT COLE**  
LICENSED PRINCIPAL BROKER

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# Property Overview

Industrial property in W. Eugene. Large warehouse use and office space with mezzanine. Opportunity for storage, distribution, truck repair, or a multiple of other industrial uses. Fenced yard with security system in place. Wood frame construction with high ceiling with 400amp power. Sliding doors for access to separate areas of building. Office units with bathrooms.

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### Available Units

Industrial Unit- 4635 sq ft  
3 Offices - 900 sq ft  
Built - 1980  
Land Sq Ft - 0.55ac

### Land Use

Heavy Manufacturing  
Zoned - I-3  
Warehouse | Office  
Manufacturing | Distribution

### Taxlot/Property Taxes

17-04-25-30-00800  
Account: 0436335  
2025 - \$4,336.59

### Lease Rates

Industrial - \$.65/sq ft/mo  
Estimated Nets - \$.14/sq ft/mo





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