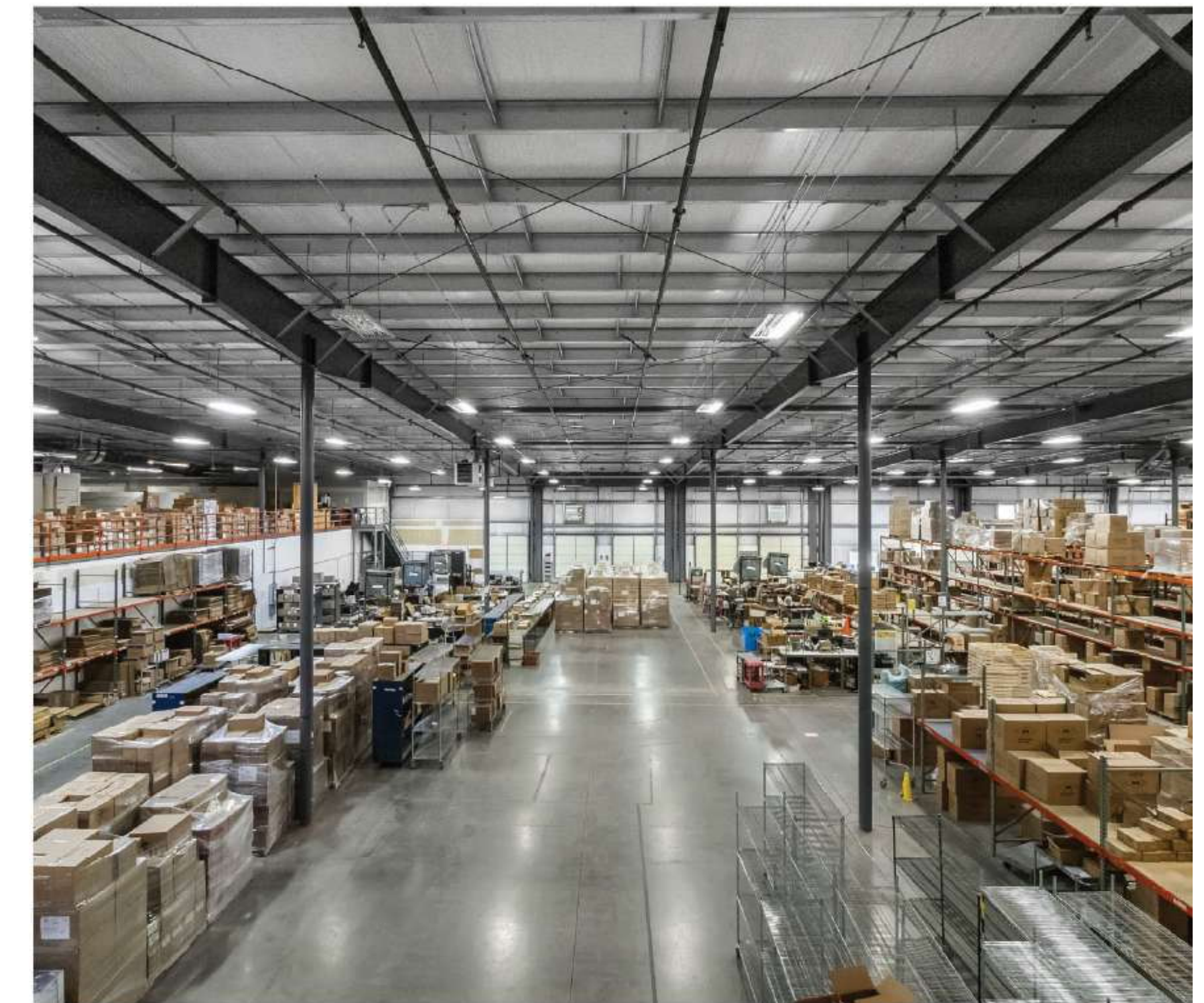




4310 West Fifth Avenue, Eugene, OR 97402

PRICE: \$11,900,000



**Eugene's Premier Multi-Use
~~Distribution Facility~~ Data Center**
A Legacy of Innovation – A Future of Possibility

4310 West Fifth Avenue, Eugene, OR 97402

EXECUTIVE SUMMARY:

The building is a multi purpose distribution and manufacturing facility with the potential for future expansions. It has 10 docking doors, extensive power, high pile storage capabilities and a suite of additional top quality features.



PROPERTY HIGHLIGHTS:

WAREHOUSE:

- 100,800 Sqft Ground
- Additional 32,000 Sqft of Second Level Storage Expansion
- 10 Dock Doors, plus 2 Grade Level
- 26 Foot Ceilings

BREAK ROOM:

- 3,600 Sqft
- Vending Machines
- Indoor and Covered Outdoor seating
- 4 Private Break Rooms

OFFICE SPACE:

- 12,000 Sqft Space
- 6 Offices
- 4 Conference Rooms
- Open Floor Plan

MEZZANINE OVERVIEW:

- 32,000 Sqft
- Second Level
- 12,000 Sqft is Concrete Reinforced
- Space for Elevator Shaft Addition
- 3 Closed Offices and IT Hub Room

LAND OVERVIEW:

- 8.47 Acres
- 2 Partitioned Additional Lots
- Main Building and Lots for Sale Separately
- Located on the Amazon Bike Path and Bus Lines



MIKE FAVRET | REAL ESTATE BROKER:
Email: mikefavret@windermere.com
Cell: (541) 521-2902
Office: (541) 484-2022
Windermere Office: 1600 Oak Street, Eugene, OR 97401



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HISTORY OF THE PROPERTY:

This property was previously agriculture land that the owner developed in 2006 into a flexible manufacturing and distribution center. This space is perfectly positioned near freeways for easy accessibility.

Home to PA Distribution, this 100,000+ square foot facility has been a hub of innovation and creativity since 2006. For decades, the space served as a manufacturing, office, and warehouse center for the only major craft distributor on the West Coast.

INNOVATION & CREATIVE HUB:



MANUFACTURING



OFFICES



WAREHOUSE



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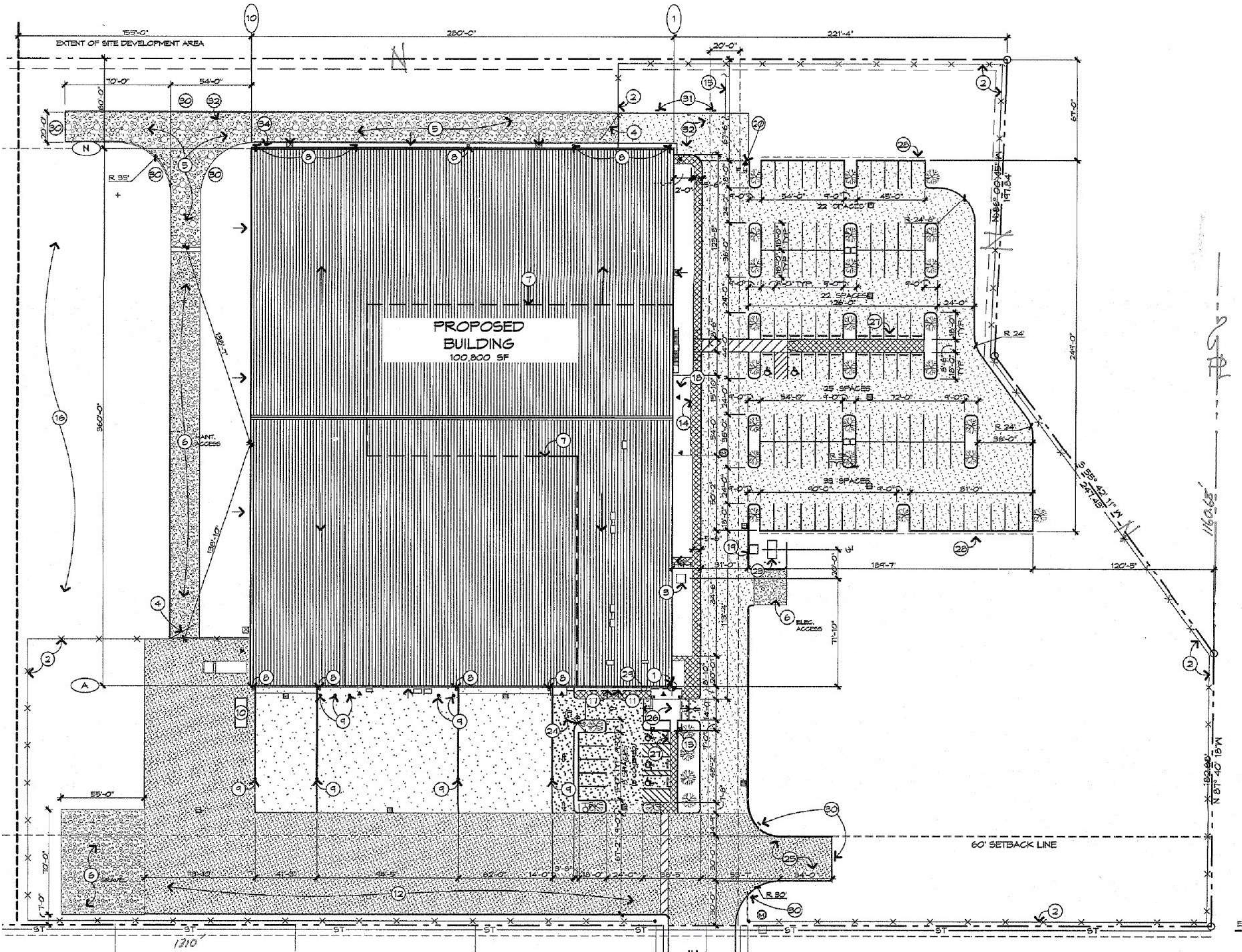
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SITE PLANS:

The building is 360 Feet by 260 Feet with potential to expand into an additional 8 acres. This land is for sale at an additional \$400,000 per acre, plus 200 storage units that can be made available. Open ODOT undeveloped land is located both north and west of the subject property.



ADDITIONAL 8.4 ACRES AVAILABLE

Priced at \$400,000 / Acre



Contact Listing Broker for More Information



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PURCHASE PRICE:

\$11,900,000

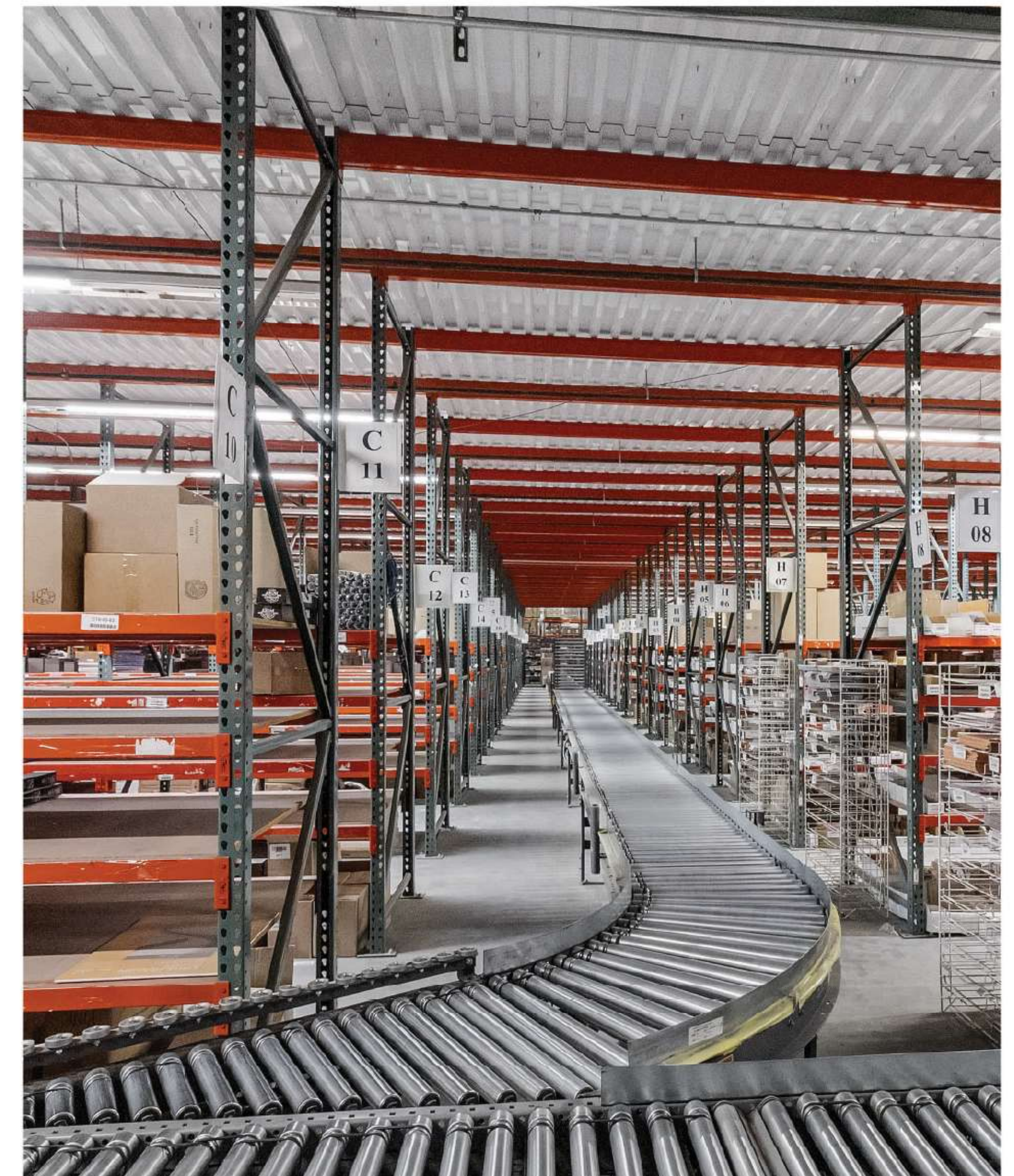
2 Vacant Parcels for Sale for an
Additional Price.

CONTACT LISTING BROKER FOR MORE DETAILS.

ENTRANCE INTO MAIN BUILDING:

KEY FEATURES:

- 105 Staff Parking Spaces
- Drive up, Covered Front Entrance
- Reception Area and Conference Rooms off the Lobby
- Gated Entrance
- ADA Compliant Entrance and Visitor Parking



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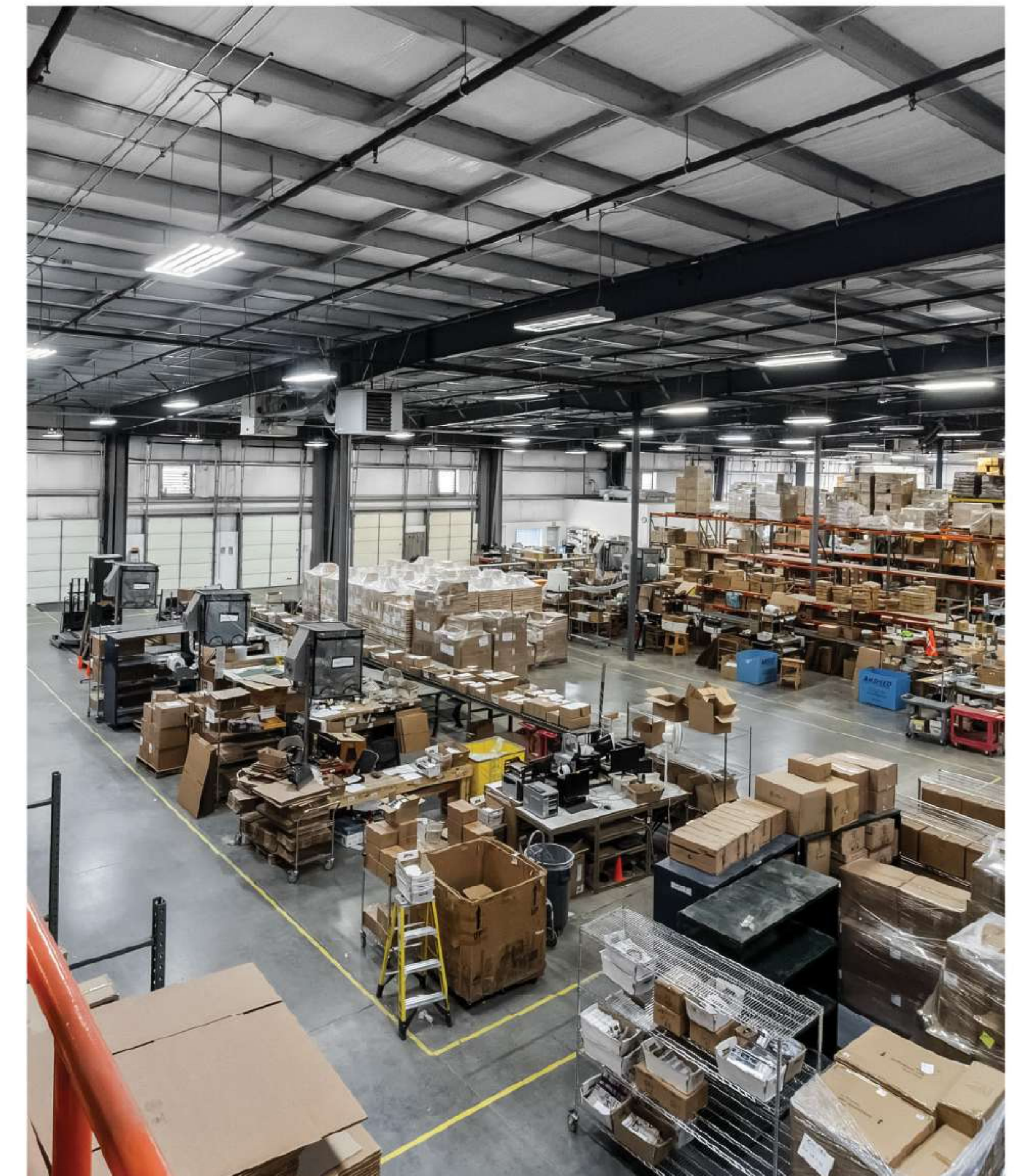
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WAREHOUSE FACILITY:

Spacious warehouse located just off I-5 in Eugene, offering excellent visibility and easy access for logistics, distribution, or manufacturing. The property features high ceilings, wide-open floor space, multiple loading docks, oversized doors, on-site parking, and flexible office space. Positioned in a thriving commercial corridor, this facility provides unmatched connectivity to major transportation routes throughout Oregon and the West Coast.

FUNCTIONAL FEATURES:

- 350 KW 3 Phase 480 Volt Electrical
- ESFR Fire Sprinklers
- Has Backup Generator
- Fully Plumbed Compressed Air Lines
- IT Hub and Fully Networked Systems
- Net Metered Solar Panels on the Roof



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OFFICE SPACE:

KEY FEATURES:

- 12,000 Sqft Open Floor Plan
- 6 Enclosed Offices
- 4 Conference Rooms
- Open Floor Plan
- Dedicated Conditioned IT Server Room
- Ability to Expand onto the Mezzanine with Designated Elevator off the Lobby



EMPLOYEE BREAK AREAS:

Graciously spaced break area with multiple appliances, vending machines, indoor seating, covered outdoor seating, lockers, bicycle parking, private phone booths and community garden area.



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Experience a streamlined commercial real estate experience from start to finish.

MEET THE BROKER, MIKE FAVRET

Commercial Broker in the Eugene/Springfield area since 1982. Mike has \$10 Million sold every year since returning from Spokane, Washington. Community minded, he spends time volunteering and spent time on the Board of Directors for Looking Glass, St Vincent De Paul and has been with Meals on Wheels for 5 Years.

Don't hesitate to reach out to us with any questions!

We look forward to working with you.



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