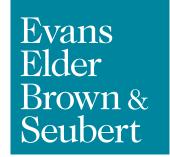


# Industrial Units C&D

196 Wallis Street Eugene, OR 97402

# **TWO AVAILABLE UNITS**

- Available spaces:
  - Unit C: 2,050 square feet
  - Unit D: 2,000 square feet
- Each unit includes one 12' x 12' roll up door, office space (approximately 120 sf), and a restroom
- Warehouse ceiling height is approx. 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ 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.)



COMMERCIAL REAL ESTATE

#### **CONTACT**

# **Stephanie Seubert**

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# **Jackson Seubert**

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(541) 345-4860

Licensed in the State of Oregon.

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.



#### **CONTACT**

# Stephanie Seubert

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# Jackson Seubert

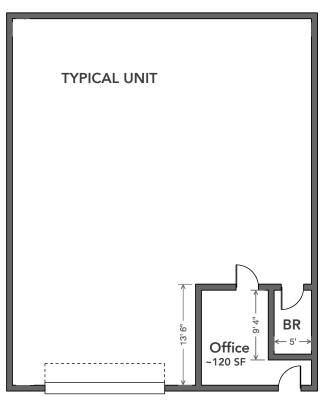
jackson@eebcre.com

#### (541) 345-4860

101 East Broadway Suite #101 Eugene, OR 97401

Licensed in the State of Oregon.





# **INDUSTRIAL UNITS**

- Unit C: 2,050 square feet
- Unit D: 2,000 square feet
- New roof & siding
- Updated electrical & plumbing
- Gas heater in each unit
- Unit D features shower in bathroom