



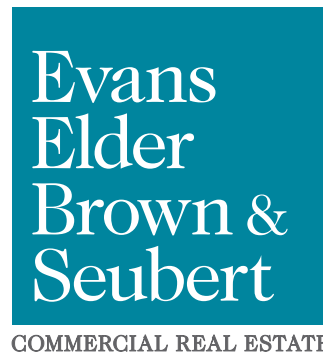
FOR LEASE

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
stephanie@eebcre.com

Jackson Seubert
jackson@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

Typical West Eugene Industrial Units

196 Wallis Street
Eugene OR 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

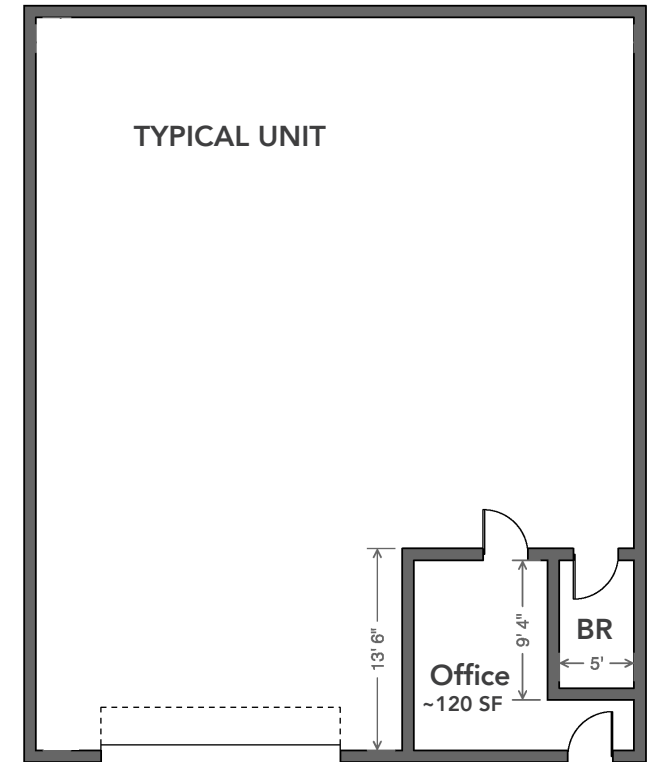
**Jackson
Seubert**

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