

FOR SALE or LEASE

**BUILDING IS COMPLETE AND  
READY FOR MOVE-IN!**



**WESTGATE INDUSTRIAL PARK - 80 N DANEBE - EUGENE, OR**

## NEW INDUSTRIAL BUILDING

- 16,876 SF CONCRETE-TILT WAREHOUSE
- 8 LOADING DOORS AND 1 DOCK
- SIZE: 3,750 TO 16,876 SQUARE FEET
- CEILING HEIGHT: 21 FEET - 24 FEET
- INCLUDES UP TO 10% OFFICE & RESTROOM BUILT-OUT

*Sale:* \$2,700,000    *Lease:* \$0.87/SF plus NNN (NNN = \$0.25/SF est.)



**TIM CAMPBELL**

timc@campbellre.com | (541) 484-2214

Licensed in the State of Oregon

**BILL NEWLAND**

bill@campbellre.com | (541) 484-2214

Licensed in the State of Oregon

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# BUILDING INFORMATION

- BUILDING IS COMPLETE & READY FOR MOVE-IN
- ELECTRIC: 800 AMP/3-PHASE, 480V
- NNN'S INCLUDE PROPERTY TAXES, INSURANCE, UTILITIES, CAMS



TENANT BUILDING SITE PLAN  
80 N DANEBO

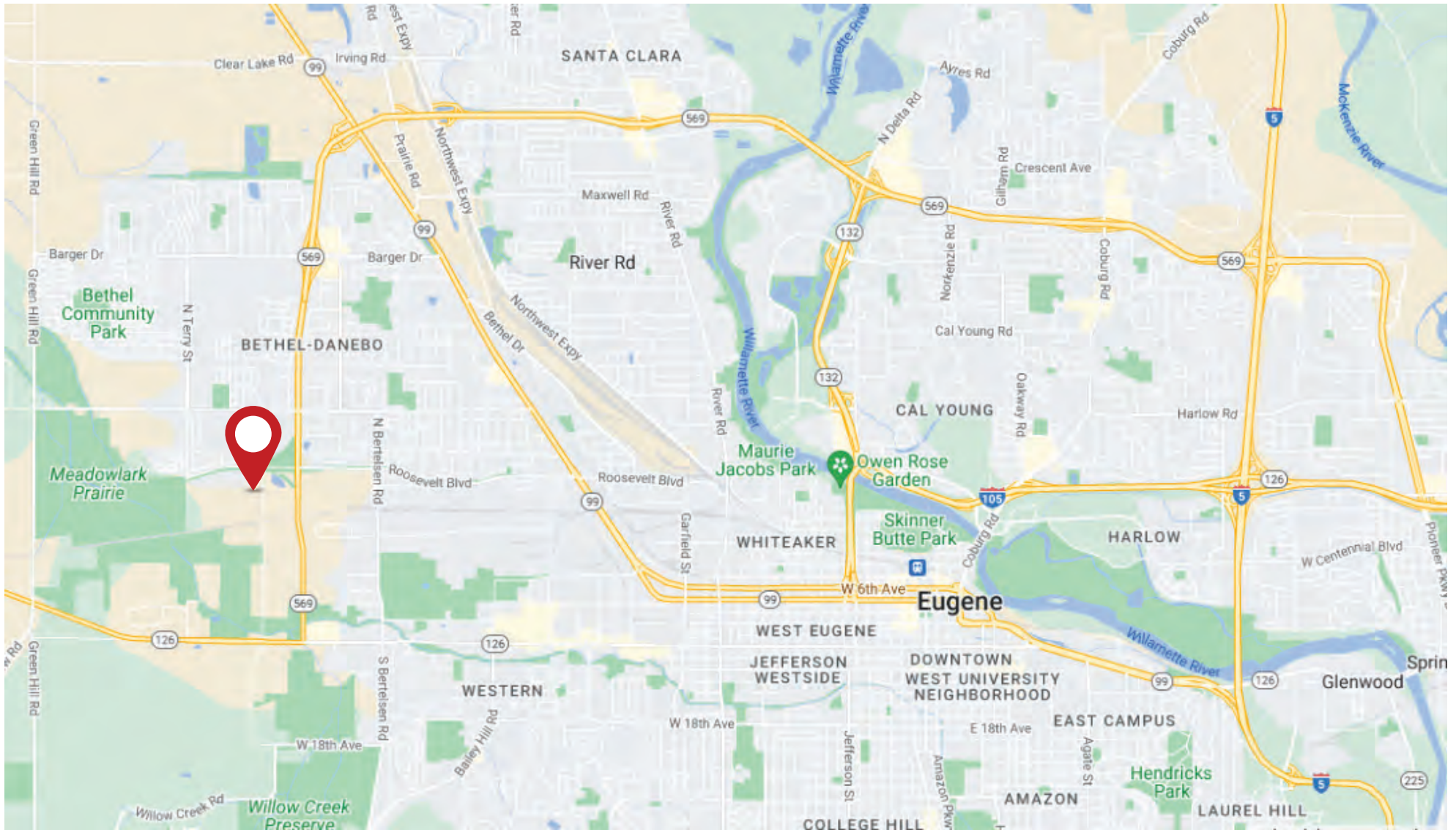
# PROPERTY AERIAL

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# PROPERTY LOCATION

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