

FOR SALE



58 - 60 GRIMES STREET | EUGENE, OREGON 97402

## OWNER-USER or INVESTMENT OPPORTUNITY

### ±7,920 SF Industrial Building

4 Grade-Level Doors | 16'5" Eve Height | 3-Phase Power

**\$1,070,000**



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# PROPERTY OVERVIEW

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## Flexible Industrial Building for Owner-Users & Investors

58-60 Grimes Street presents a owner-user or investment opportunity in Eugene's industrial market. The current occupant will vacate prior to closing, allowing a buyer to immediately occupy all or a portion of the building. The existing two-space configuration provides flexibility for an owner-user to occupy one side while leasing the other for additional income, or utilize the entire facility. The property features four grade-level doors, 3-phase power, warehouse heating, office space, mezzanine storage, and I-3 Heavy Industrial zoning. Building size is approximately 7,920 square feet on a 0.48-acre site.

### BUILDING FEATURES

- ±7,920 SF industrial building
- Four grade-level doors
- 16'5" eave height
- 3-phase power
- Building currently configured into two spaces with office and mezzanine storage in each side. One side has HVAC in office and warehouse heater

### SITE & LOCATION

- Lot Size: ±0.48 AC (Lane County tax account acreage) / ±0.51 AC (Lane County mapped tax lot acreage)
- Fenced & gated outside storage yard
- Map & Tax Lot: 17-03-29-31-00800
- Located off West 1st Avenue and Grimes Street
- In the heart of the West Eugene industrial submarket





# Flexible Occupancy Options

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## **60 Grimes Street: ±5,313 SF**

Includes approximately 584 SF office

Additional mezzanine storage (not included in the stated square footage)

Vacating prior to closing

## **58 Grimes Street: ±2,607 SF**

Includes approximately 240 SF office

Additional mezzanine storage (not included in the stated square footage)

Vacant



## BUILDING FLOOR PLAN

Building Currently Configured as Two Spaces



*Floor plan is an estimate and for illustrative purposes only*

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.



# WEST EUGENE INDUSTRIAL CORRIDOR



An aerial photograph of an industrial area with various buildings, parking lots, and roads. A yellow arrow with the text "PROPERTY LOCATION" points to a specific site. A blue label with the text "WHITTIER WOOD PRODUCTS" is placed over the site.



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