



FOR LEASE

Warehouse with Showroom

697 34th Street
Springfield OR 97478

9,660 TOTAL SQUARE FEET

- Two restrooms
- Fire sprinkling
- Showroom/office with HVAC
- Lease Rate: \$0.75 per square foot per month, triple net
Triple Nets estimated to be \$0.15 per square foot per month

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

541.345.4860

Licensed in the State of Oregon.

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CONTACT

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101 East Broadway
Suite #101
Eugene, OR 97401

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Warehouse with Showroom

697 34TH STREET
SPRINGFIELD OR 97478

BUILDING DESCRIPTION

9,660 SF

- Two restrooms
- Fire sprinkling
- Showroom/office with HVAC
- Four (4) 12' x 14' loading doors
- Ceiling: 16' at the eaves with skylights
- Electric: 208v, 3 Phase
- Fenced Yard

Lease Price \$0.75 per Sq. Ft. per Month



TRIPLE NETS

Currently \$0.15 per square foot per month

Including:

- Real Property Taxes
- Building Insurance
- Sewer/Water
- Grounds Maintenance

NNNs \$0.15 per Sq. Ft. per Month

Floor Plan

697 34th Street | Springfield, Oregon 97478

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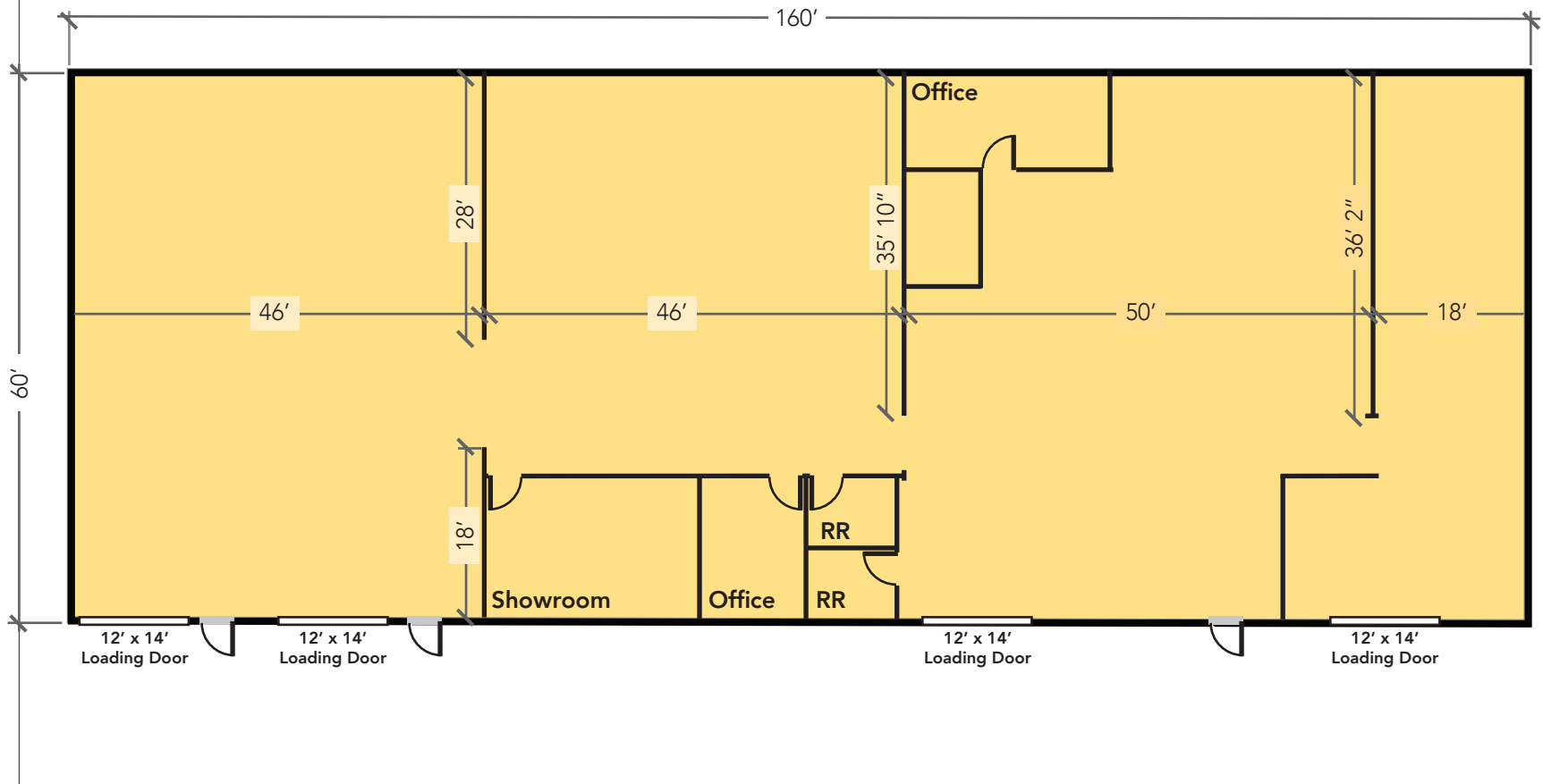
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For Lease

9,660 SF



Site Information

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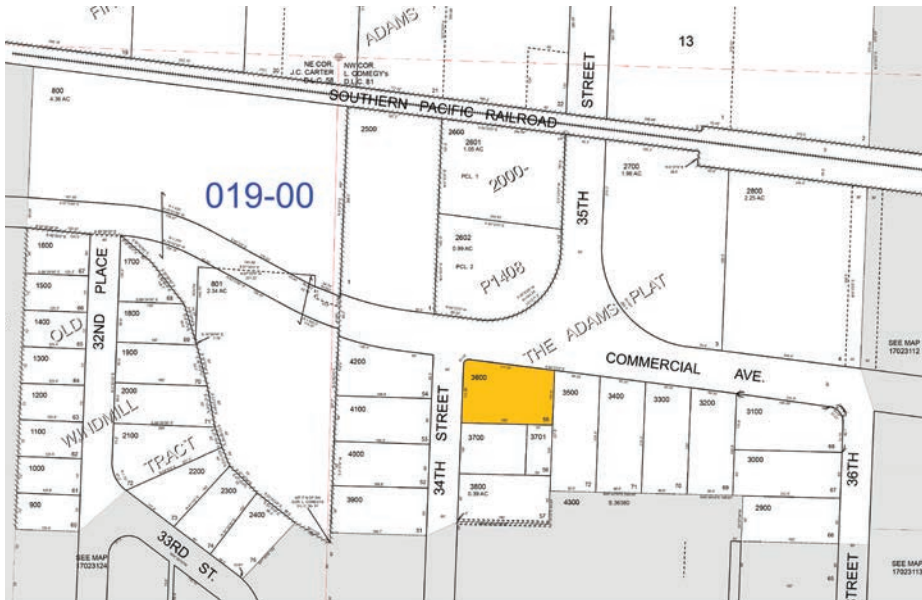
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SITE

Zoned

Light-Medium Industrial

Site Size

20,909 square feet

Fenced Yard

Location

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