### FOR LEASE

# Industrial Units

210 Wallis Street Eugene, OR 97402

688-5622

#### WEST EUGENE INDUSTRIAL UNITS:

- Each Unit includes one roll-up door, office space, a restroom and gas heater
- Warehouse ceiling height is approximately 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.)

Evans Elder Brown & Seubert

COMMERCIAL REAL ESTATE

#### CONTACT

Stephanie Seubert stephanie@eebcre.com

Jackson Seubert jackson@eebcre.com

#### (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.

## Unit C

210 Wallis Street Eugene OR 97402



#### CONTACT

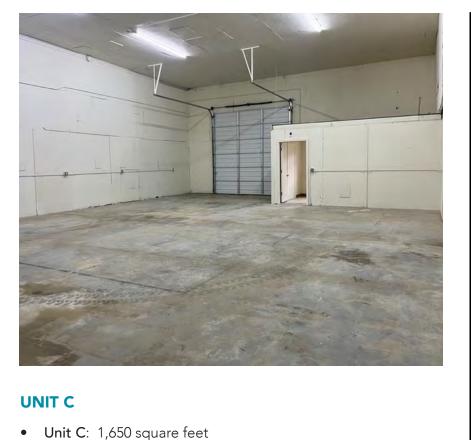
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Jackson Seubert jackson@eebcre.com

(541) 345-4860

101 East Broadway Suite #101 Eugene, OR 97401

Licensed in the State of Oregon.



New roof & siding

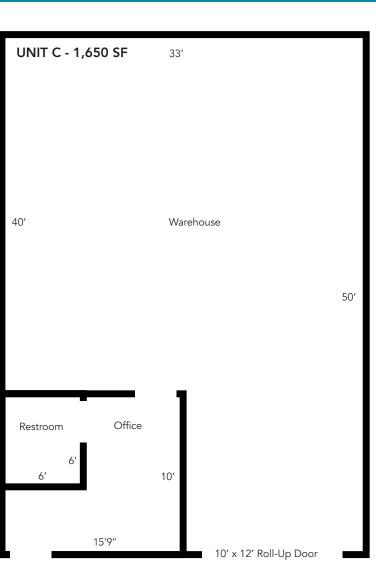
Gas heater in each unit

Updated electrical & plumbing

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### Unit D

210 Wallis Street Eugene OR 97402



#### CONTACT

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#### Jackson Seubert

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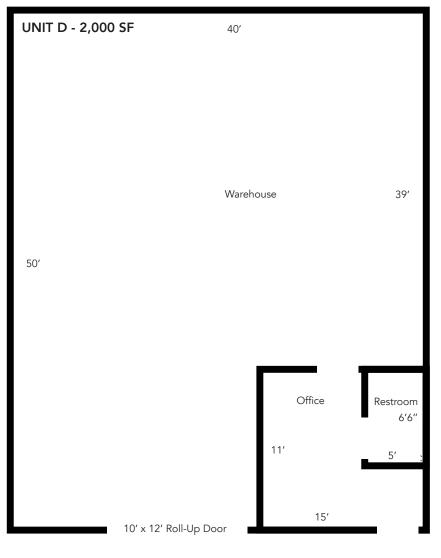
101 East Broadway Suite #101 Eugene, OR 97401

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#### **UNIT D**

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



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