

**Evans  
Elder  
Brown &  
Seubert**

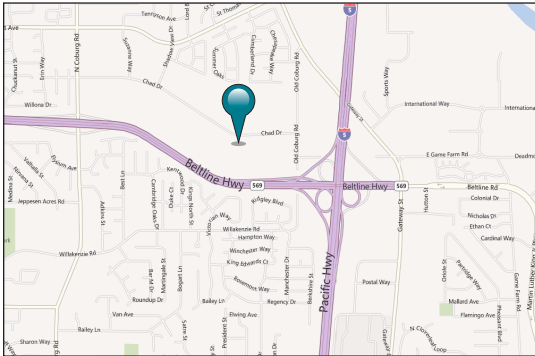
COMMERCIAL REAL ESTATE

101 E. Broadway  
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*eebcre.com*

## FOR LEASE

3500 Chad Drive  
Eugene, Oregon



### CONTACT

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Licensed in the State of Oregon



## High Quality Warehouse Space

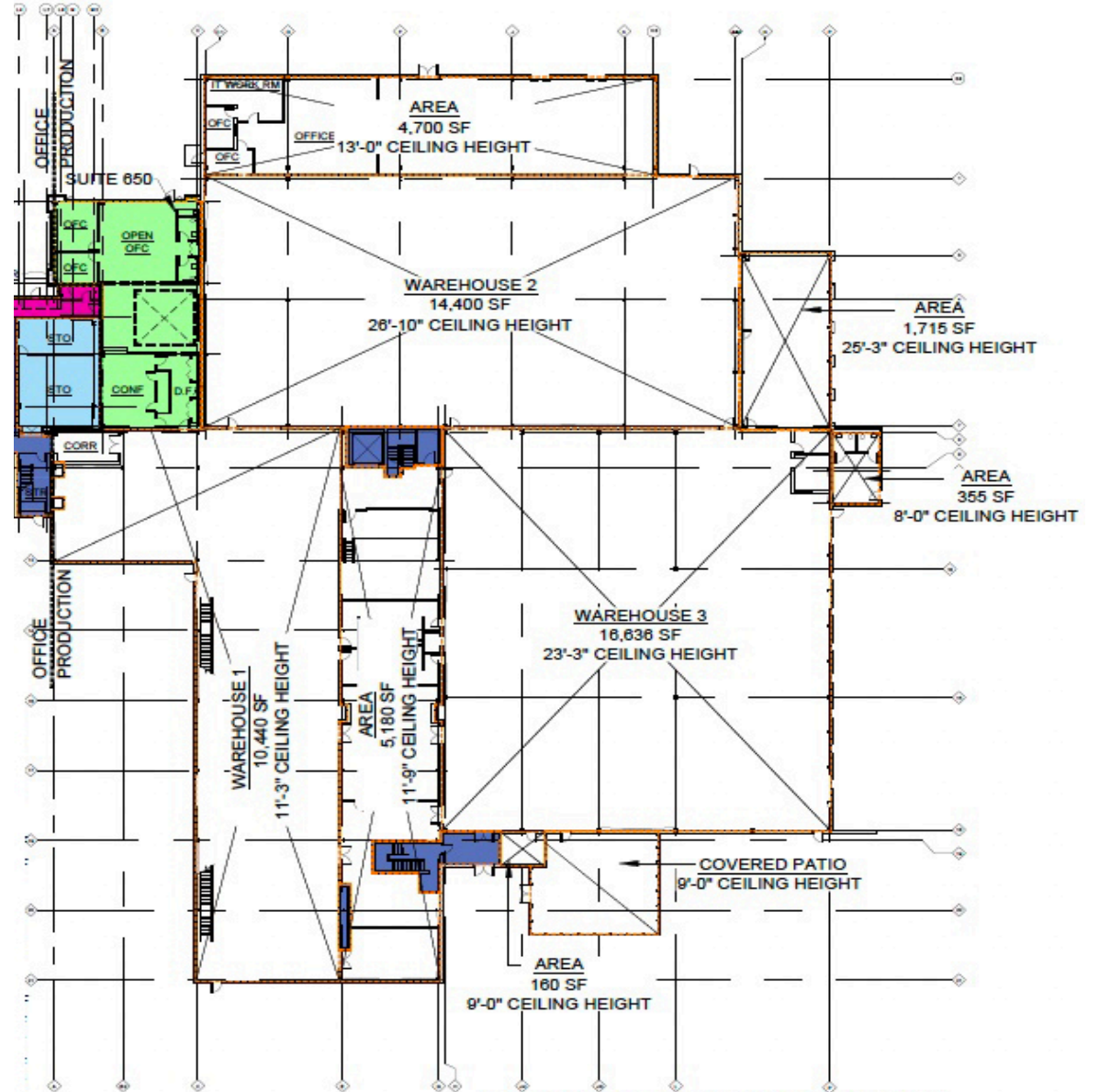
### Guard Publishing Building

- Approximately 58,335 total square feet of high quality, climate controlled, concrete-tilt warehouse space
- Ceiling heights in the warehouse spaces vary between 23' - 26' in the main areas and as high as 40' in the old press area
- Space includes multiple small office spaces, lunch room area, restrooms and 6 dock loading doors (2 with levelers) and one drive in grade door on the east side of the building as well as two small grade roll up doors on the north side of the building
- North Eugene, Chad Drive location provides easy access to both Eugene and Springfield as well as I-5
- Excellent on-site parking
- 90¢ per square foot, per month, fully serviced, excluding janitorial

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.



# Floor Plan



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# Aerial



## Location Details

- North Eugene, Chad Drive location provides easy access to both Eugene and Springfield as well as I-5 and Randy Pape Beltline

