



1439 W 2ND AVE



179 TAYLOR ST

1439 W 2nd AVENUE & 179 TAYLOR STREET - EUGENE, OR

FOR LEASE - TWO INDUSTRIAL BUILDINGS LOCATED IN THE WHITEAKER NEIGHBORHOOD

- 1439 W 2ND AVENUE: 10,752 SQUARE FEET
- 179 TAYLOR STREET: 6,508 SQUARE FEET (MAIN BUILDING)
4,318 SQUARE FEET (AUXILIARY BUILDING)
- 3-PHASE POWER
- ZONING: E-2 (MIXED-USE EMPLOYMENT)

LEASE RATE: \$16,000 PER MONTH, NNN

For more information contact:

BILL NEWLAND
bill@campbellre.com
(541) 484-2214

Licensed in the State of Oregon



PAUL REDHEAD
paul.red@campbellre.com
(541) 484-2214

Licensed in the State of Oregon

PROPERTY OVERVIEW

1439 W 2nd Avenue and 179 Taylor Street are two high-quality concrete tilt-up industrial buildings in Eugene's popular Whiteaker neighborhood. These buildings have high ceilings, ample 3-phase power and each building has its own offices.

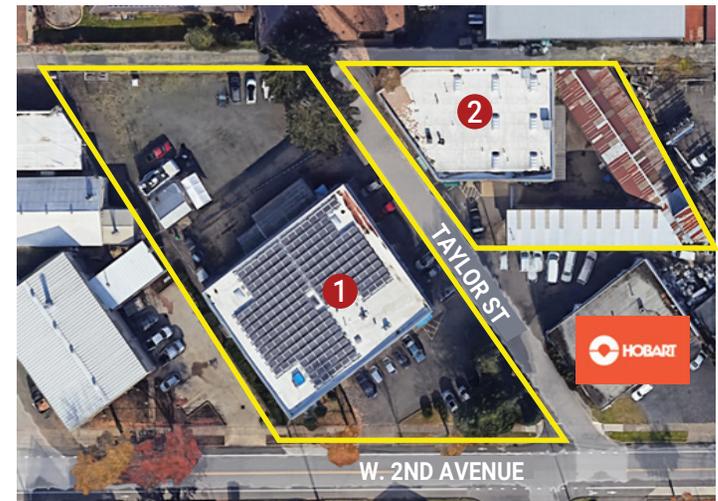
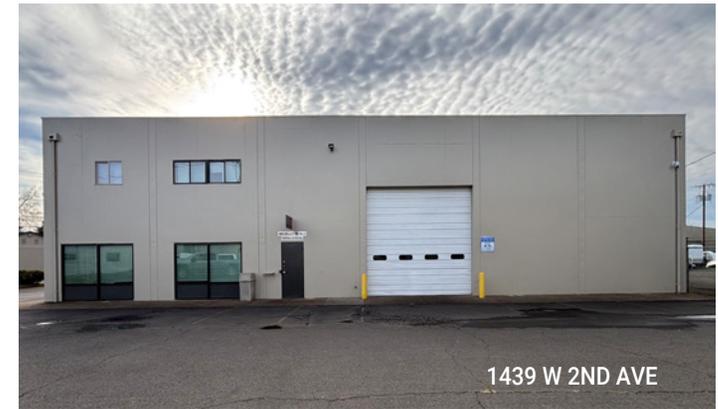
1 1439 W. 2ND AVENUE

BUILDING SIZE..... 10,752 Square Feet
1ST FLOOR OFFICE SPACE.....2,100 Square Feet (approx.)
2ND FLOOR OFFICE SPACE..... 1,500 Square Feet (approx.) *
LOT SIZE.....0.76 Acres
LOADING CAPABILITY.....2 Grade Level Doors
POWER.....3-Phase
CEILING HEIGHT.....20 Feet (Approx.)

**office space not included in building square footage*

2 179 TAYLOR STREET (Main Building + Auxiliary)

BUILDING SIZE..... 10,826 Total Square Feet
MAIN BUILDING OFFICE SPACE..... 1,373 Square Feet (approx.)
LOT SIZE.....0.37 Acres
LOADING CAPABILITY.....2 Grade Level Doors
POWER.....3-Phase
CEILING HEIGHT.....20 Feet (Approx.)

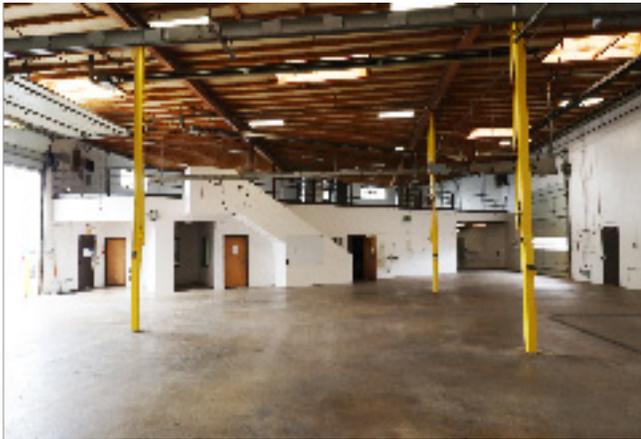


1439 W 2nd AVENUE



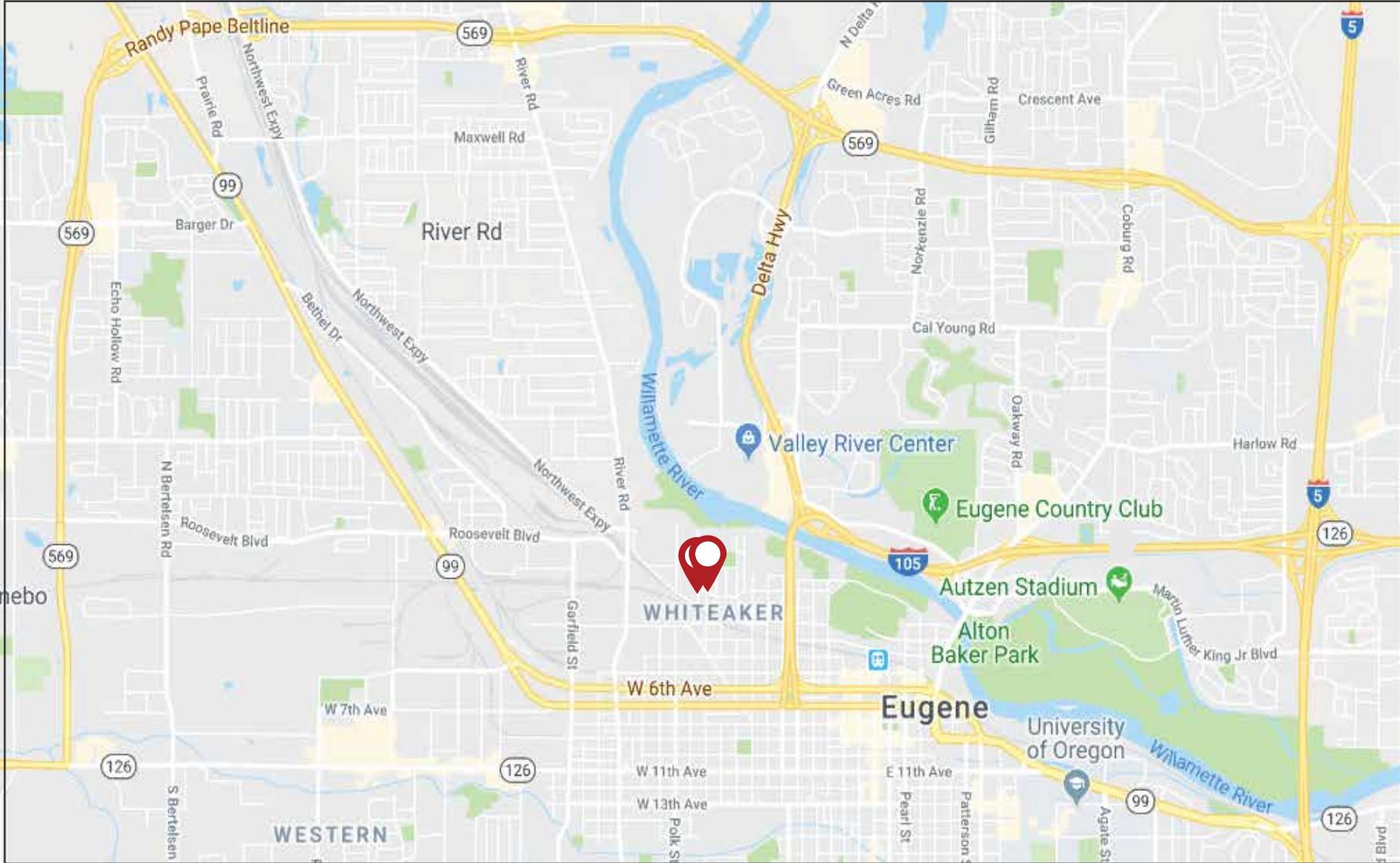
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179 TAYLOR STREET



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PROPERTY LOCATION



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