



FOR LEASE

Turnkey Industrial Property

225 E Davidson Ave.
Cottage Grove OR

7,884 SF | TWO WELL-MAINTAINED BUILDINGS

NORTHWEST BUILDING

- Approx. 3,300 SF of warehouse
- Climate controlled warehouse with 17.5' ceilings, (2) 10'x10' & (1) 10'x14' roll-up doors
- Fully enclosed & ventilated automotive paint booth with (1) 10'x10' roll-up door

RATE: \$0.80/SF/Month, NNN

SOUTHEAST BUILDING

- Approx. 4,584 SF of warehouse and office
- Includes reception, small office and restroom
- Climate controlled warehouse with (2) 16'x10' roll-up doors
- Drive-through shop space featuring two 8'x10 roll-up doors on either side

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert
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541.345.4860

Licensed in the State of Oregon.

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101 East Broadway
Suite #101
Eugene, OR 97401

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Property Overview

225 E DAVIDSON AVENUE
COTTAGE GROVE OR 97424

- BUILDING** Approximately 7,884 square feet of warehouse space contained in two buildings
- SITE** 0.56 Acre paved lot, the majority of which is fenced and gated
- ZONED** M | Industrial
- PARKING** 8 On-site striped parking spaces including 1 ADA space with room for additional parking
- ROOF** Metal, lifetime roof
- HVAC** Both buildings have forced air heating and cooling in the office and shop
- ELECTRICAL** 3-phase power, each building has a 200 amp electrical panel

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Southeast Building

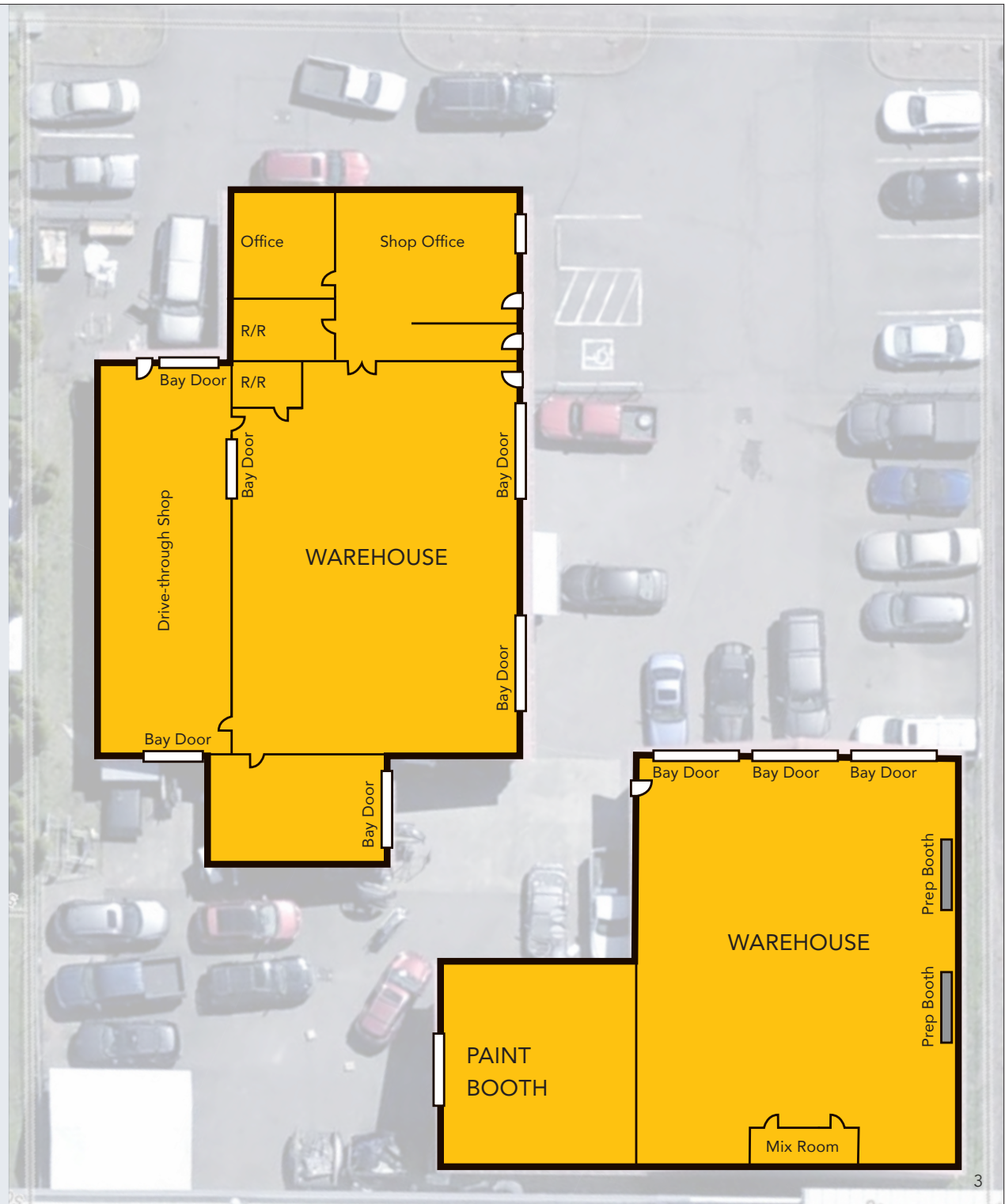
4,584 SF

- Office includes reception, small private office and restroom
- Climate controlled warehouse with additional restroom
- Two (2) 16'x10' roll-up doors
- Drive-through shop space featuring two (2) 8'x10' roll-up doors

Northwest Building

3,300 SF

- Two (2) 10'x10' roll-up doors
- One (1) 10'x14' roll-up door
- 17.5 foot ceilings
- Fully enclosed and ventilated automotive paint booth with one (1) 10'x10' roll-up door



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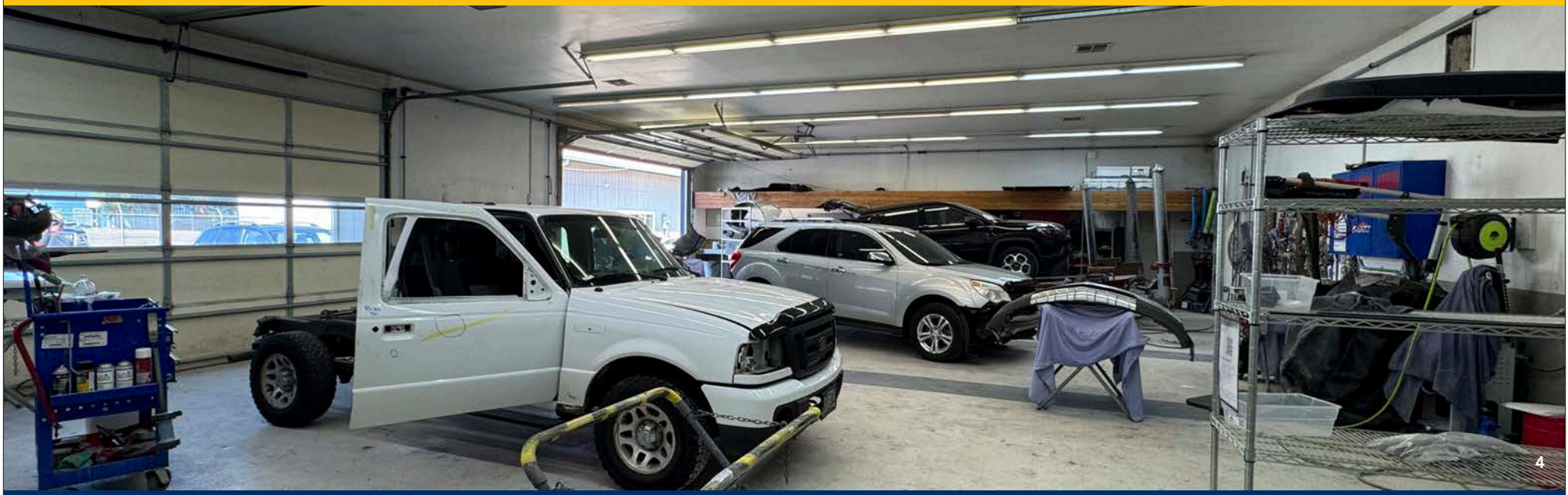
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Photographs

SOUTHEAST BUILDING | 4,584 SF | Warehouse & Office



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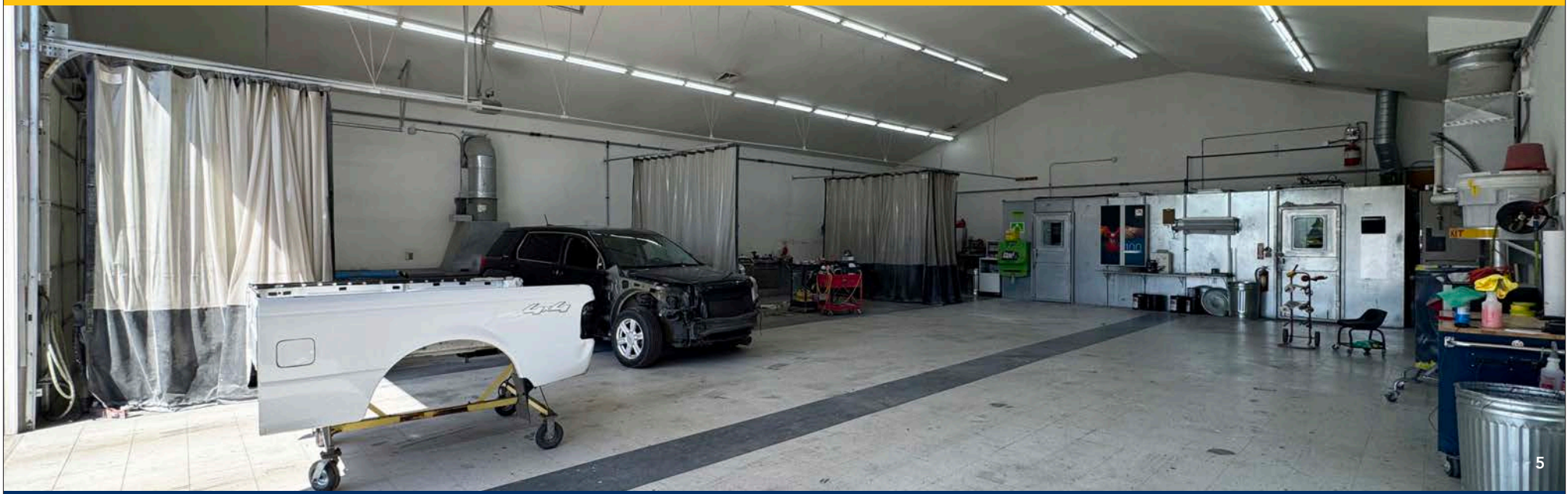
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NORTHWEST BUILDING | 3,300 SF | Warehouse & Paint Booth



Cottage Grove

0.6 Miles to I-5 Access | ~21 Miles to Eugene | ~52 Miles to Roseburg

