

108 CLEVELAND ST, EUGENE, OR 97402

FOR LEASE



PROPERTY HIGHLIGHTS

- 25,000 sf Available
- Available January 1st, 2025
- Zoned I-3
- Eave Height Varies from 15' to 32'
- Three-Phase Power Available
- **Lease Rate: \$0.65/SF, Modified Gross**
- Fully Fenced Gated Industrial Campus
- Nightly Security Patrols
- Single, Dock Well
- Two Grade Level Doors
- Office (with Kitchenette)



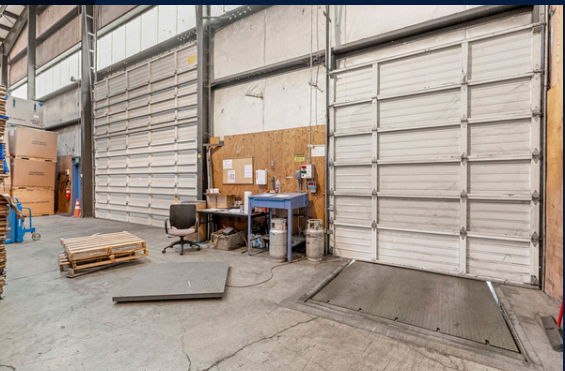
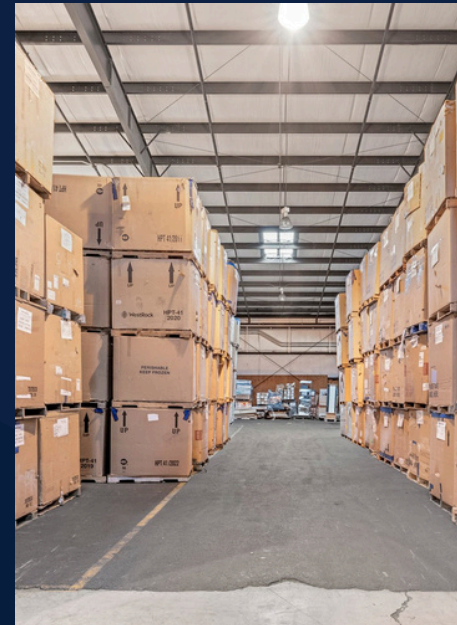
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PACWEST COMMERCIAL REAL ESTATE
1574 Coburg Rd, #109 Eugene, OR 97401

The information in this package was gathered from sources deemed reliable, however, Pacwest Commercial Real Estate makes no representation or warranty of the accuracy of the information. Interested buyers should confirm any and all information relied upon in making the decision to purchase prior to finalizing the transaction and verify all information to their own satisfaction.

Interior Pictures

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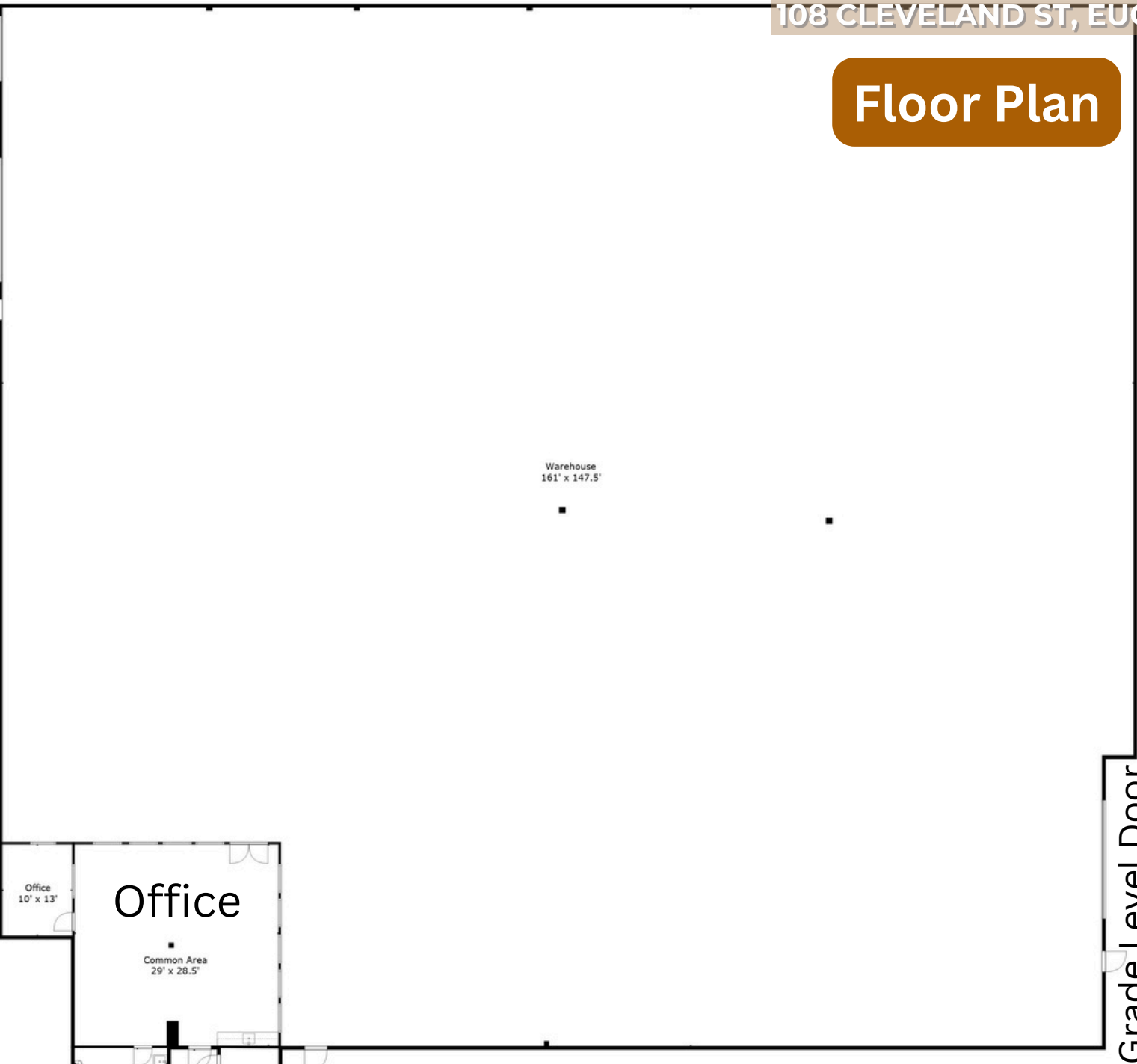
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Floor Plan

Single
Dock-Well

Grade
Level Door



Warehouse
161' x 147.5'

Office
10' x 13'

Office

Common Area
29' x 28.5'

Bath

Bath
13' x 12.5'

Bath

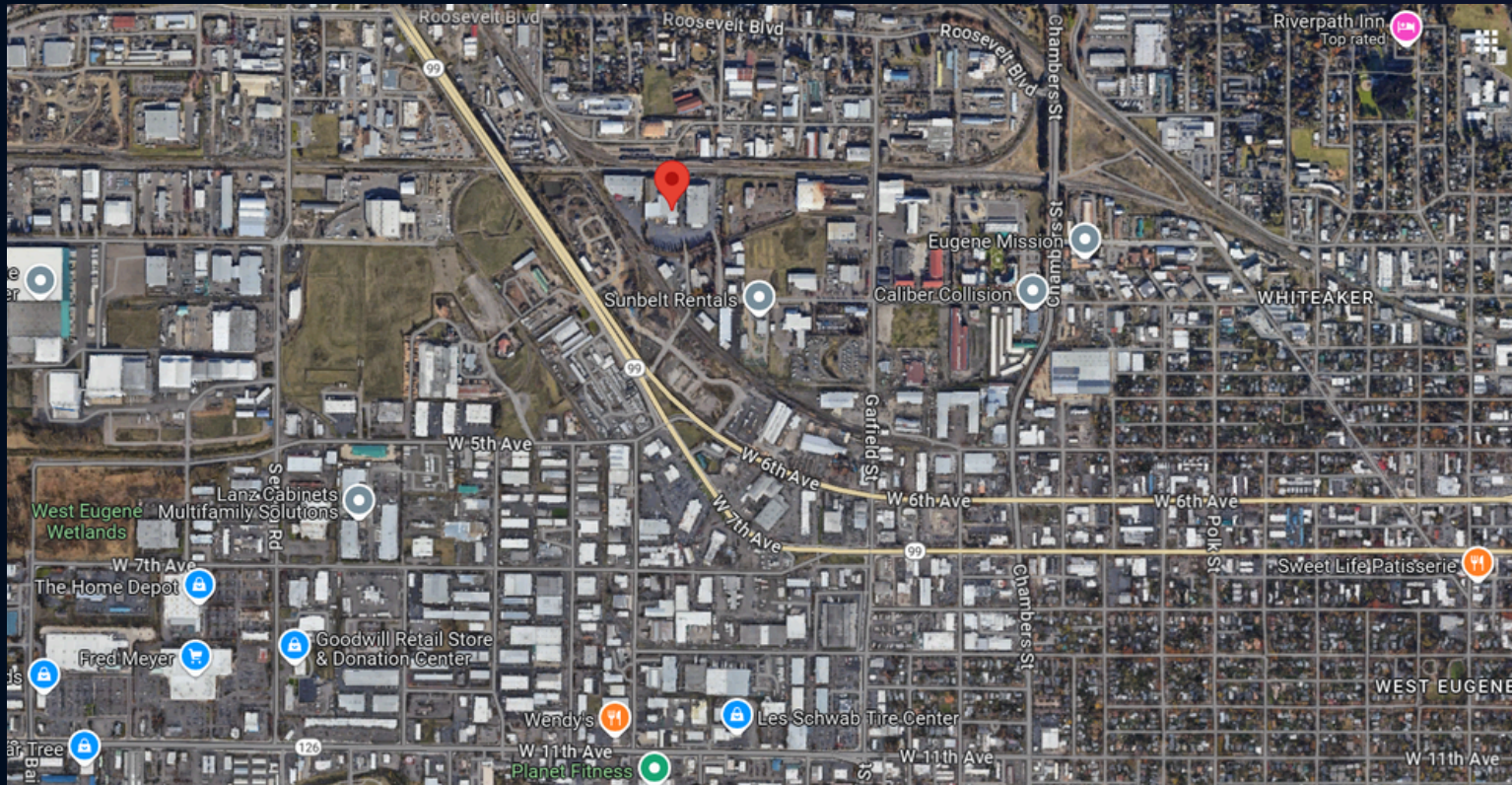
Riser Room

Covered Entry
15.5' x 12.5'

Client Parking

Grade Level Door

Location Details



Located in Eugene's industrial district, 108 Cleveland St offers convenient access to I-105 and Highway 99, facilitating easy transportation across the region. The property is surrounded by a variety of businesses, including distribution centers, manufacturing companies, and local service providers.

Nearby establishments include The Home Depot, Ninkasi Brewing Company, and Jerry's Home Improvement Center, offering convenient access to supplies and services. Just a short drive from downtown Eugene, the location is close to restaurants, retail outlets, and other essential amenities, making it an ideal spot for businesses in logistics, distribution, and manufacturing.