



## 30046 Federal Ln

30046 Federal Ln, Eugene, OR 97402



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## 30046 Federal Ln

\$850,000

Light industrial building in West Eugene, located on Federal Lane just west of Prairie Road with easy access to the Beltline on/off ramp and within the UGB. The property is currently used for commercial refrigeration. The well-insulated, metal-sided warehouse totals approximately 5,719 sq ft. The main warehouse space is 3,619 sq ft (47' x 77') with 14' eaves and a 14' roll-up door, built in 1998. Additional areas include 600 sq ft of office/retail space, a 540 sq ft supply room, and a 960 sq ft storage room. Warehouse has gas furnace for heat and the office/retail space has heating and air conditioning. Property features include a second 12' overhead door, 3-phase power, three overhead ceiling fans, a chain-link fence with electric rolling gate, one ADA compliant restroom, concrete floors, and a 20' x 20' covered outdoor area. The site offers eight parking spaces, including one ADA-compliant stall. Warehouse is equipped with pallet racking and 12'x 24' mezzanine...

- Fenced & Gated Property
- Parking
- Easy Access to Beltline and HWY 99



Price:	\$850,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.32 AC
Gross Building Area:	8,271 SF
Rentable Building Area:	5,729 SF
No. Stories:	1
Year Built:	1987
Tenancy:	Multi
Parking Ratio:	1.05/1,000 SF
No. Drive In / Grade-Level Doors:	2
Zoning Description:	I-2
APN / Parcel ID:	0355089



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# Property Photos



Building Photo



Warehouse



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Building Photo

