

FOR LEASE



OFFICE

WAREHOUSE

1000 CONGER STREET - EUGENE, OREGON 97402

INDUSTRIAL and OFFICE SPACE

10,612 SF AVAILABLE - LEASE TOGETHER or SEPARATELY

- **INDUSTRIAL SPACE - 7,362 SF (DIVISIBLE)**
 - 3-PHASE POWER
 - SPRINKLERS
 - 4 GRADE-LEVEL DOORS
- **OFFICE SPACE - 3,250 SF**
 - MULTIPLE PRIVATE OFFICES
 - LARGE OPEN AREAS
 - BREAK ROOM & RESTROOM
- **ZONING - I-3 (HEAVY INDUSTRIAL)**
- **EXCELLENT WEST EUGENE LOCATION**
- **LEASE RATE: \$0.65/SF/MONTH, NNN**

Campbell
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REAL ESTATE
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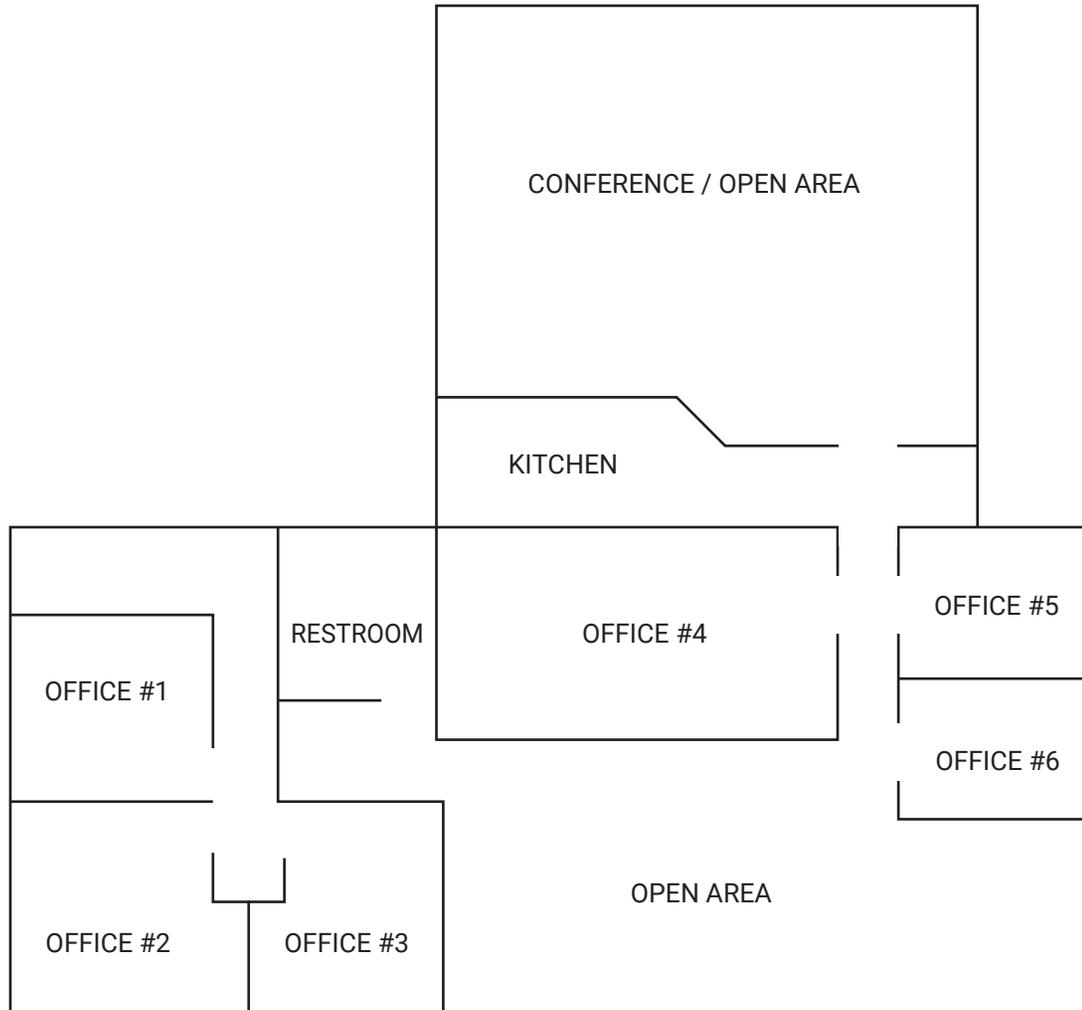
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OFFICE SPACE PHOTOS



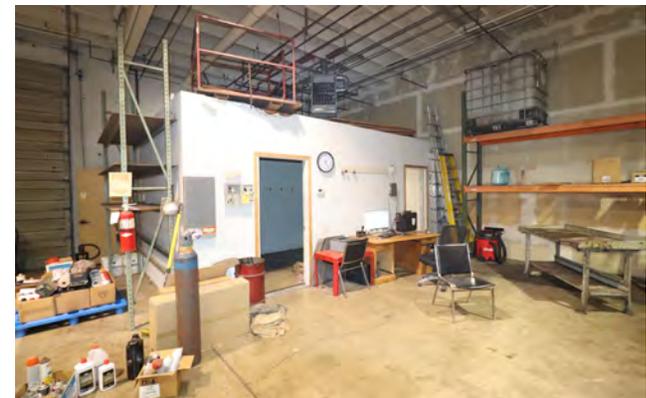
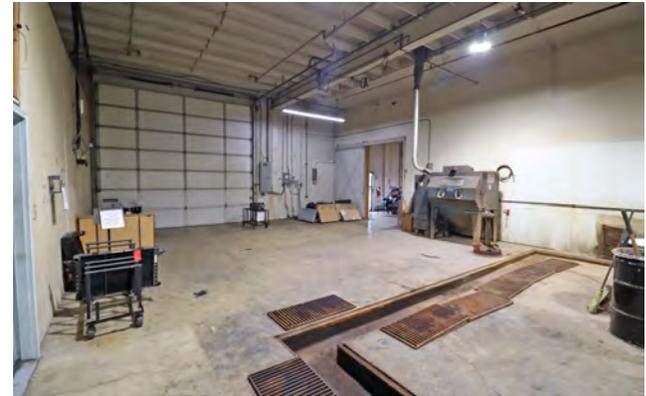
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OFFICE FLOOR PLAN



Floor plan is an estimate and for illustrative purposes only

INDUSTRIAL SPACE PHOTOS



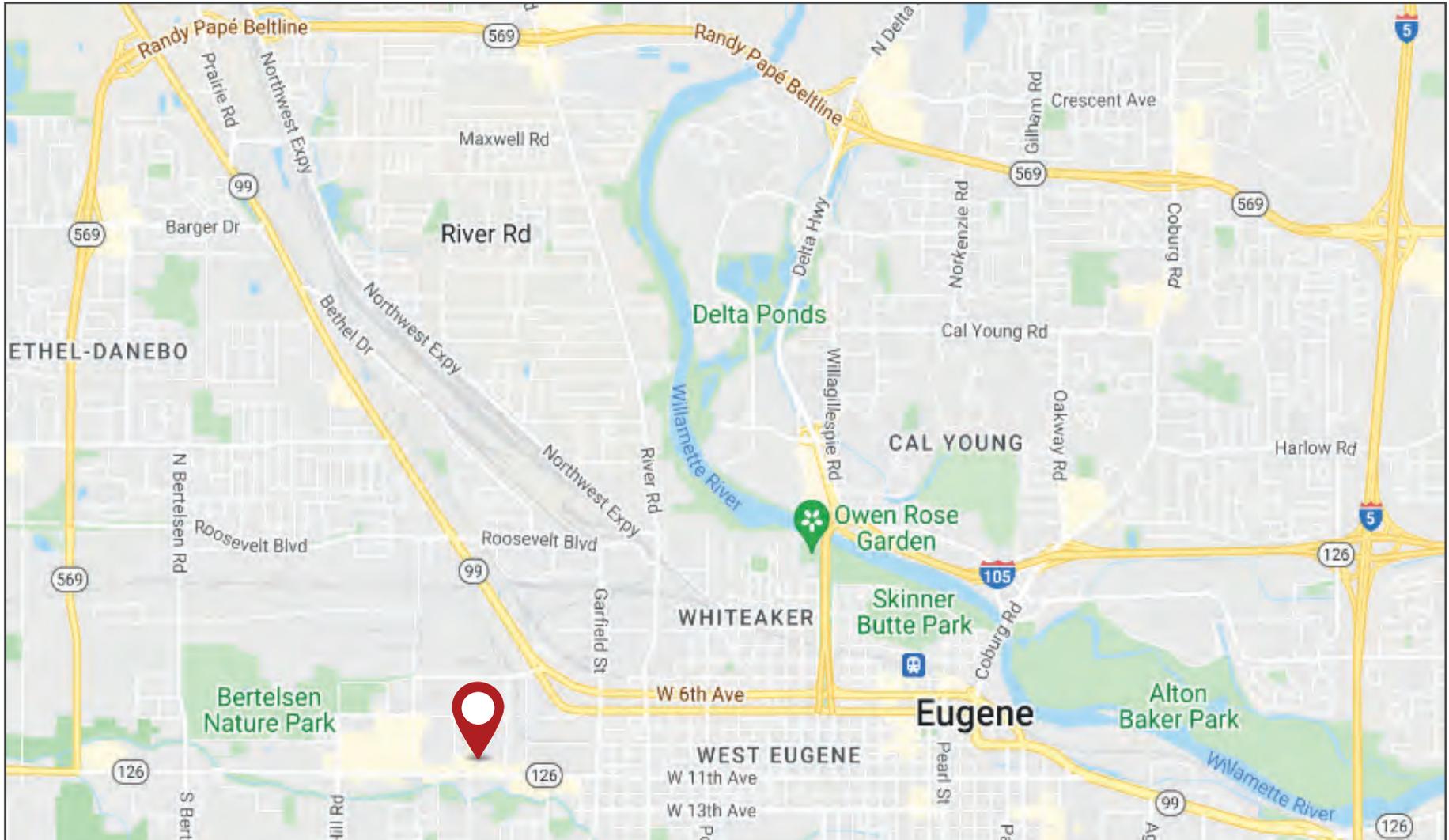
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W EUGENE RETAIL & INDUSTRIAL CORRIDOR



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PROPERTY LOCATION MAP



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