

**FOR SALE**  
**- 4723 Pacific Avenue -**  
**Eugene, OR**

**Industrial Warehouse**  
**19,256 sf**

- **Owner/ user or investment opportunity.**
- **19,256 sf GLA**
  - **Office: 2,000 sf +/-**
  - **Warehouse: 17,256 sf +/-**
- **Concrete block foundation, heavy power (3-phase), 18' clear height. Clear span. Currently a metal fabrication shop.**
- **Two dock-high doors, seven roll-up doors, fenced and secure. Four restrooms, break room, private offices, reception. Sprinkled warehouse**
- **Plumbed for air compressor throughout**
- **Land area: 1.17 acres**
- **Zoning: Heavy Industrial (I-3)**



**SALE PRICE: \$2,350,000**

**PENNINGTON REALTY, INC.**

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**JACK PENNINGTON**  
**JOHN PENNINGTON, CCIM**



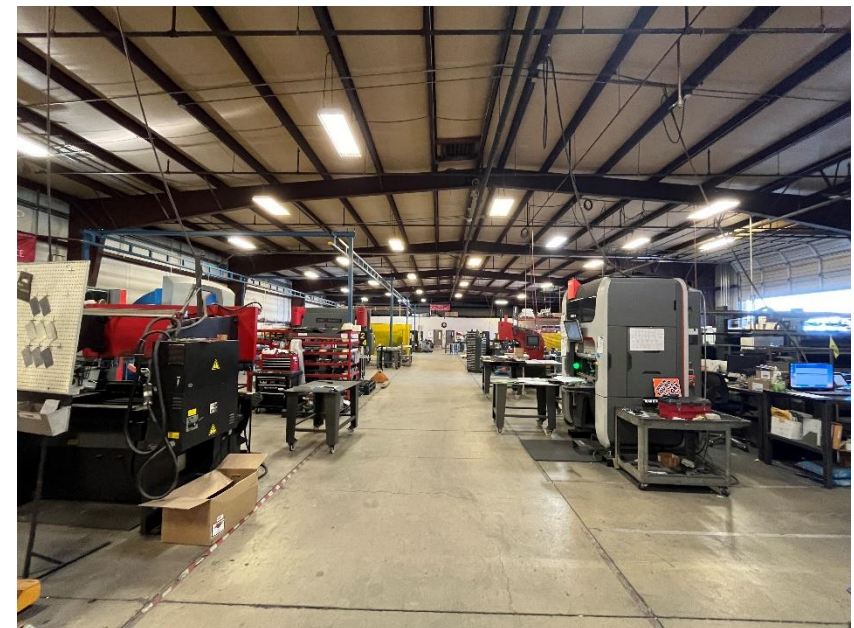
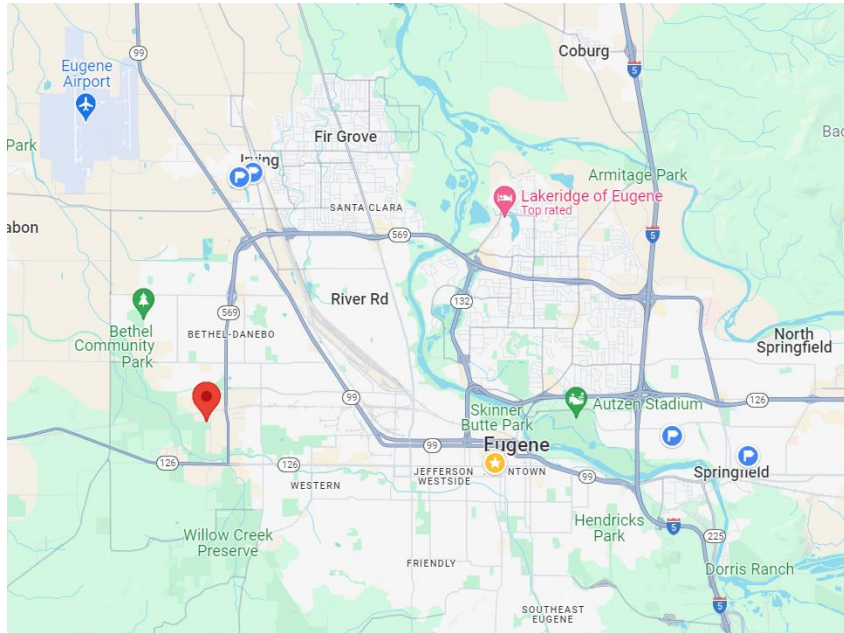
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