

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

101 E. Broadway
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Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

89 S Danebo Ave. | Building B
Eugene, Oregon 97402



CONTACT

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Licensed in the State of Oregon

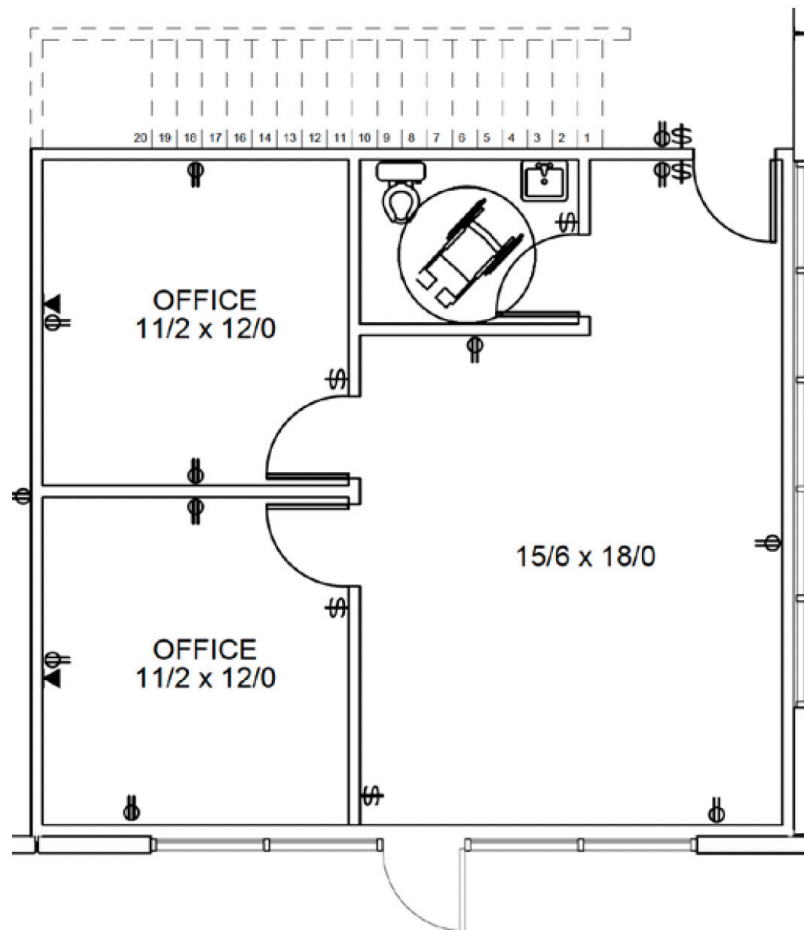


Concrete Tilt Industrial Building

Multiple Loading Docks

- Under construction - photo is of a similar adjacent building
- Total of 43,750 square feet
- Dock loading doors
- High pile storage
- \$1.30 per square foot, triple net

Overview



Loading Doors with each 6,250 square feet

- One (1) 20' x 10' grade level loading door in front
- Two (2) 9' x 10' dock height doors in the rear
- One (1) 12' x 14' with ramp for drive-in capabilities in the rear

Office Space

Approximately 660 square feet

- Storefront
- Reception
- Two (2) offices
- Restroom

High Pile Storage

- Ceiling height 24'
- Fire sprinkling for high pile storage

Electric

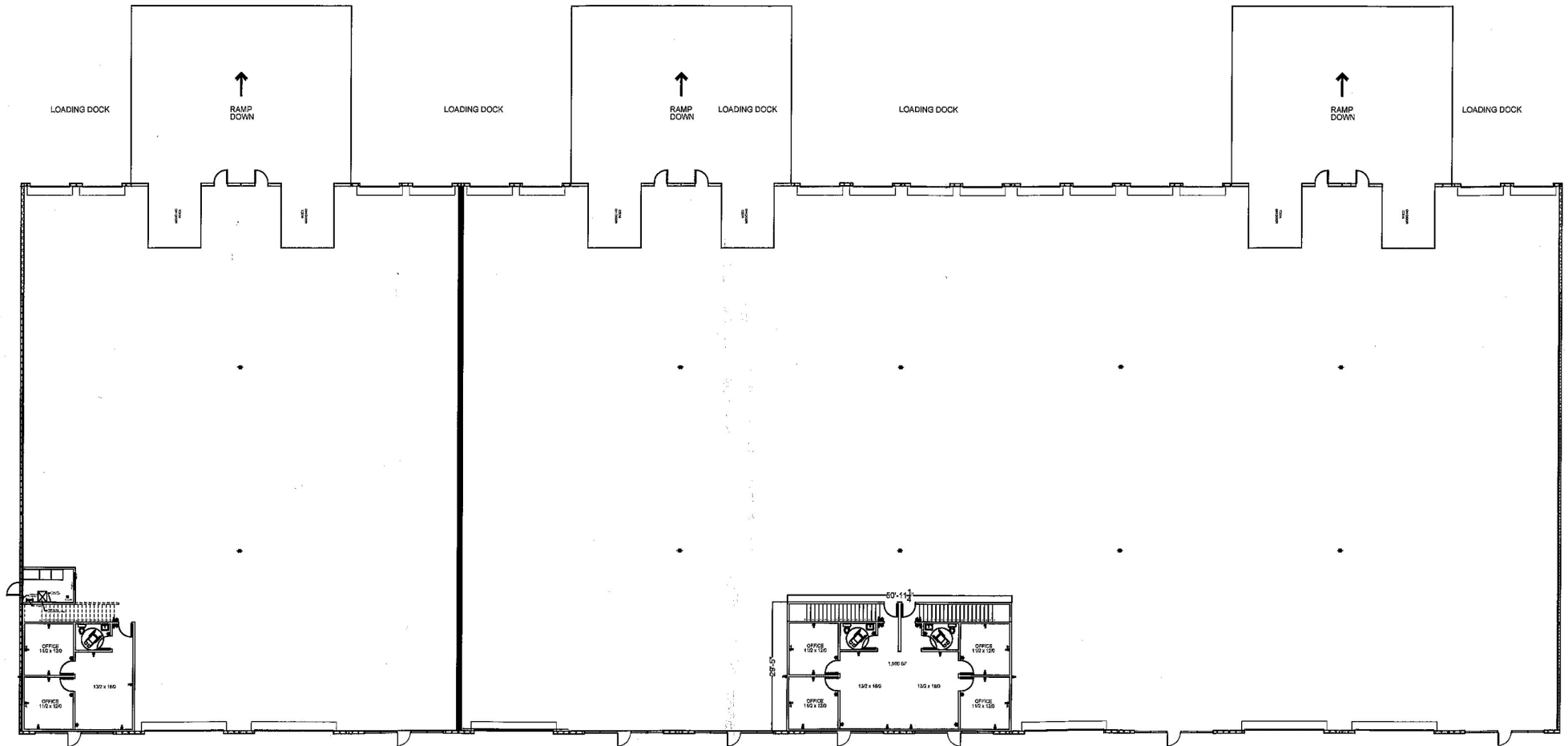
- 200A service for each 6,250 square feet
- 120/208V 3-phase

Triple Nets

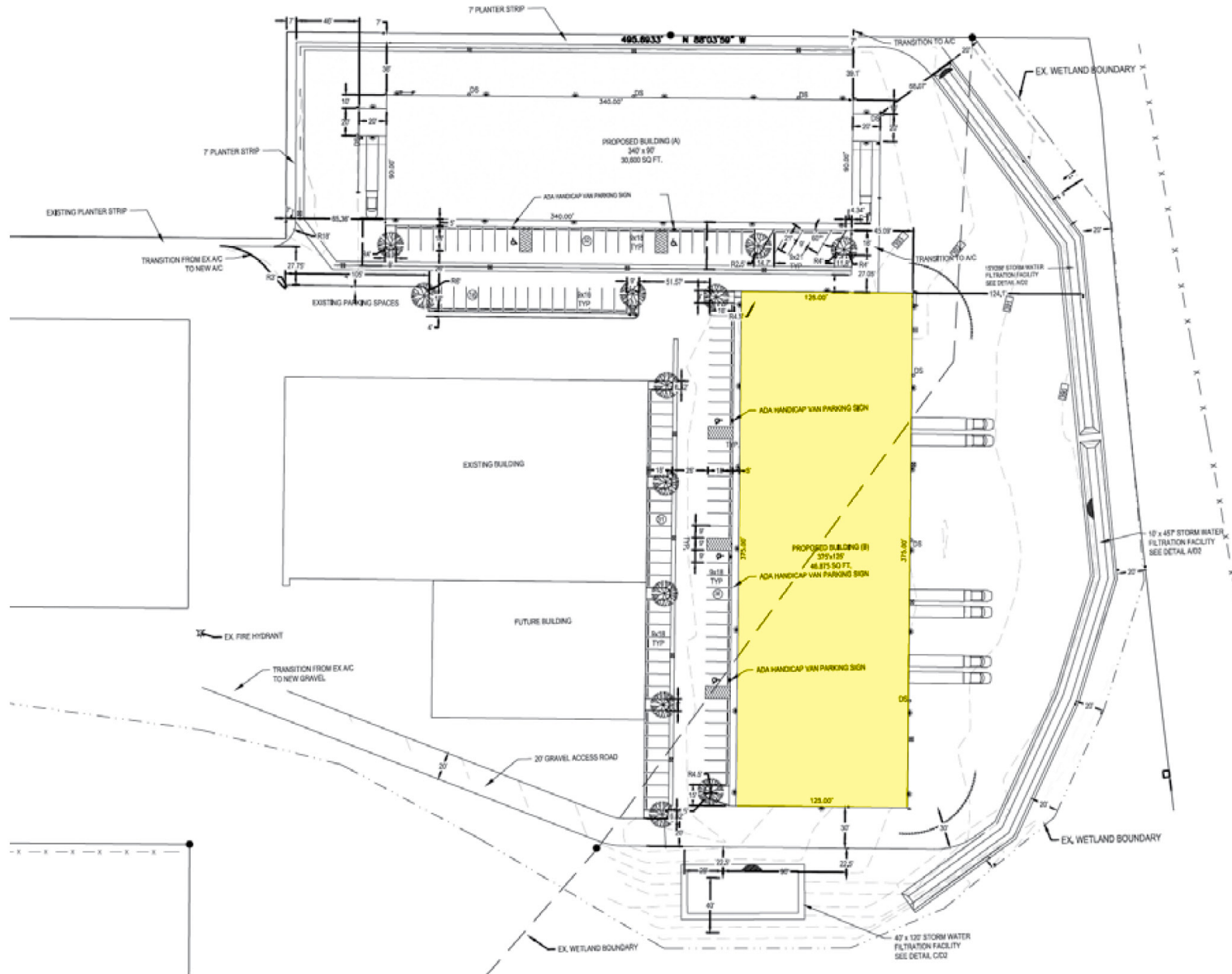
Estimated \$0.18 per square foot, which includes:

- Property taxes
- Building insurance
- Water | sewer | stormwater
- Common area maintenance

Floor Plan



Site



Office & Warehouse Space for Lease

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For more property or leasing information, please contact:

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