



**FOR LEASE**

# Industrial Units

210 Wallis Street  
Eugene, OR 97402

## UNIT D: APPROXIMATELY 2,400 SF

- Unit includes two roll-up doors, small office, a restroom, and gas heater
- Fenced, secured lot with access via roll-up doors on the north and south sides of the space
- Warehouse ceiling height is approximately 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 80¢ per square foot, per month, modified gross

*(Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)*

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

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**541.345.4860**

Licensed in the State of Oregon.

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## UNIT D

- **Unit D:** Approximately 2,400 square feet
- Two 12' x 12' roll-up doors, providing pull through access
- New roof & siding
- Updated electrical & plumbing
- Gas heater in each unit

