



**FOR LEASE**

# Warehouse with Yard

174 Wallis Street  
Eugene OR 97402

## DETAILS

- 3,308 square feet
- Warehouse: 2,000 square feet
- Mezzanine: 754 square feet
- Office: 554 square feet
- Two 16' x 14' loading doors
- Warehouse ceiling 17' at the eaves
- Large yard area
- Zoning: I-2 | Light-Medium Industrial
- \$2,815 per month, triple net (NNNs estimated to be \$600/mo., including utilities)

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

**Jeff Elder**  
jeff@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# Floor Plan

174 Wallis St. | Eugene, Oregon 97402

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

Jeff  
Elder

jeff@eebcre.com

541.345.4860

101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.



## For Lease

3,308 SF

- 2,000 sf warehouse
- 754 sf mezzanine
- 554 sf office

*Floor plan not to scale.*

## Triple Nets

Currently \$600 per month

- real property taxes
- building insurance
- sewer/water
- electricity/natural gas
- security alarm



# Site Plan

174 Wallis St. | Eugene, Oregon 97402

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

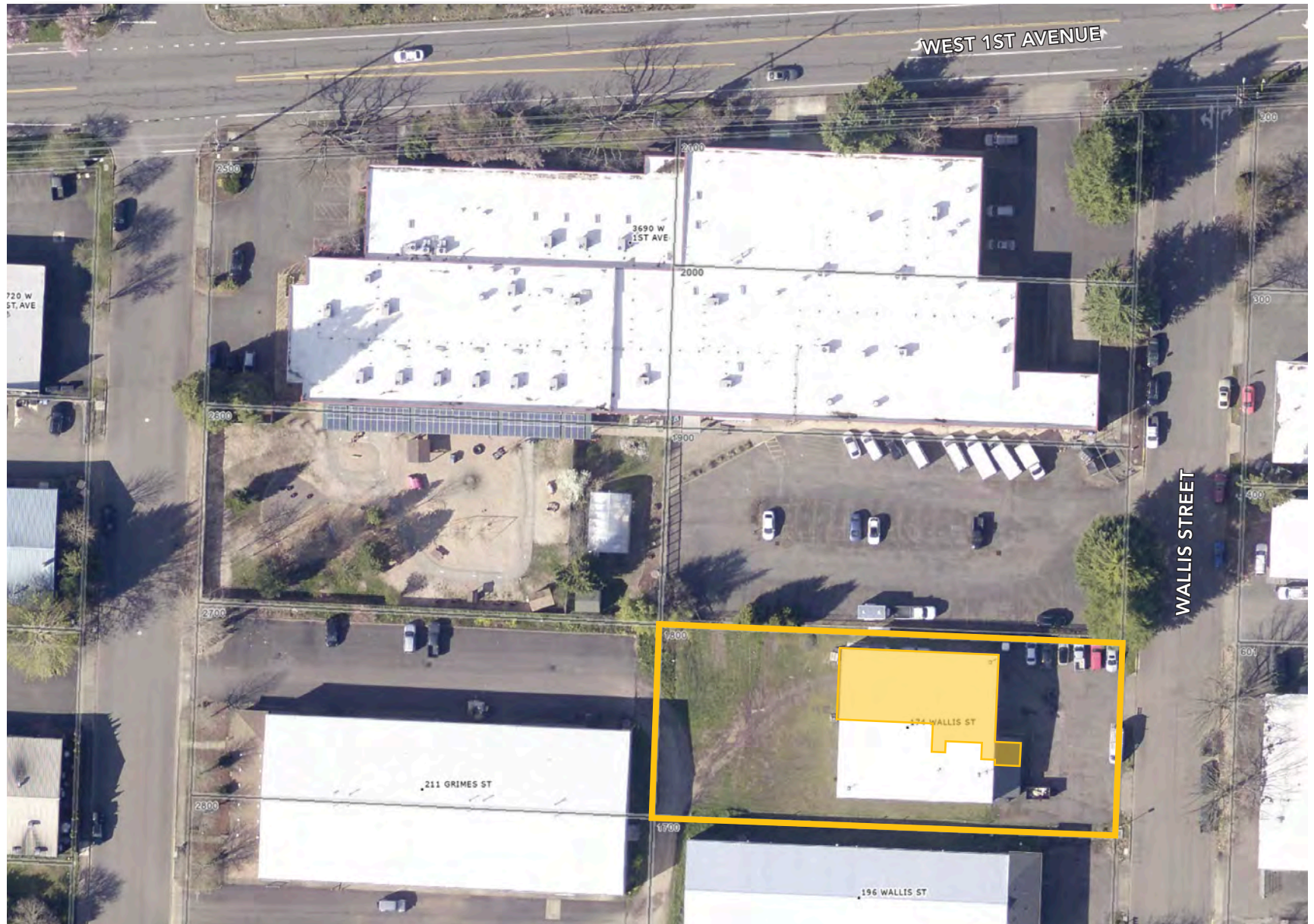
Jeff  
Elder

jeff@eebcre.com

541.345.4860

101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.

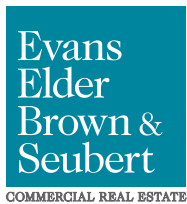


The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.



# Location

174 Wallis St. | Eugene, Oregon 97402



## CONTACT

541.345.4860

Jeff Elder

jeff@eebcre.com