



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

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder
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541.345.4860

Licensed in the State of Oregon.

Floor Plan

174 Wallis St. | Eugene, Oregon 97402

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101 East Broadway
Suite #101
Eugene, OR 97401

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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

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Location

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