

**FOR
LEASE**

**2150 Cross Street
Eugene, OR 97402
Industrial Unit
Office Units**

Industrial | Warehouse | Office

- ~12,000 sq ft industrial space
- ~900 sq ft office; 4 private
- \$7000 / month + NNN
- Available ASAP



BRENT COLE
LICENSED PRINCIPAL BROKER

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Property Overview

Industrial property in W. Eugene. Large warehouse use and office space with mezzanine. Opportunity for storage, distribution, truck repair, or a multiple of other industrial uses. Fenced yard with security system in place. Wood frame construction with high ceiling with 400amp power. Sliding doors for access to separate areas of building. Office units with bathrooms.

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Available Units

Industrial Unit- 12,000 sq ft
3 Offices - 900 sq ft
Built - 1980
Land Sq Ft - 0.55ac

Land Use

Heavy Manufacturing
Zoned - I-3
Warehouse | Office
Manufacturing | Distribution

Taxlot/Property Taxes

17-04-25-30-00800
Account: 0436335
2025 - \$4,336.59

Lease Rates

Industrial - \$7000/mo
Estimated Nets - \$.14/sq ft/mo

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Brent Anderson



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