

FOR SALE OR LEASE

3590 W 3RD AVE

3590 W 3RD AVE, EUGENE, OR 97402

*107,708 SF industrial/flex building
with up to 5.5MW of power available.*

KIDDER.COM

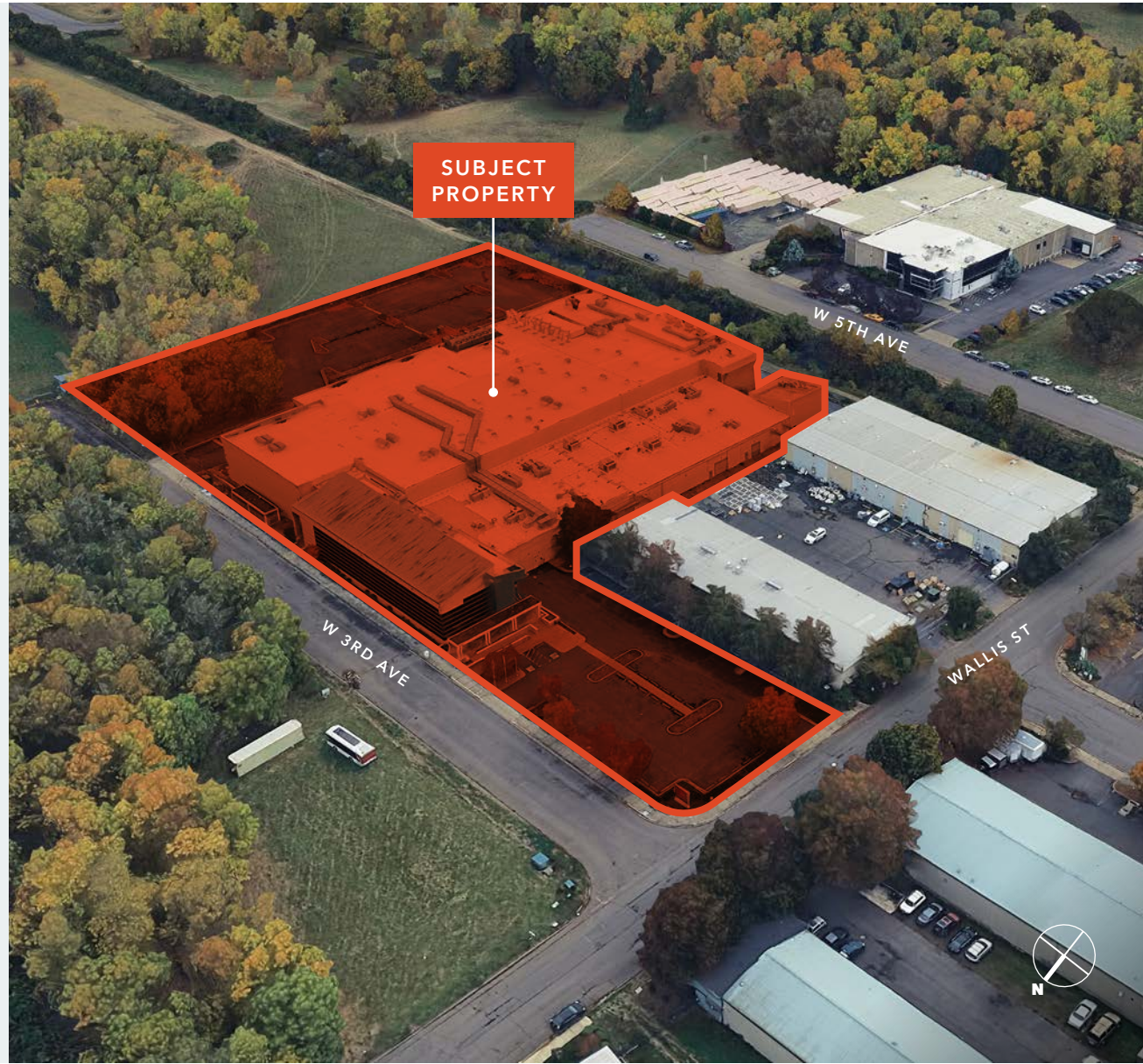
km Kidder
Mathews

Rare 107,708 SF industrial property in Eugene, OR with robust power, HVAC, and elevator with convenient access to I-5 & Hwy-99.

PROPERTY HIGHLIGHTS

BUILDING SIZE	107,708 SF
WAREHOUSE SF	92,454 SF (85.8%)
OFFICE SF	15,254 SF (14.2%)
LAND SIZE	4.59 AC (199,940 SF)
CLEAR HEIGHT	14'-28'
PARKING	152 spaces
YEAR BUILT	1996
SPRINKLERS	Wet-pipe
ELEVATOR	Serves the 2nd floor
CONSTRUCTION	Concrete tilt-up

107,708 SF **4.59 AC**
BUILDING SIZE LAND SIZE



PROPERTY DETAILS

Former Flex manufacturing facility with ample production, warehouse and office space. Perfect for any flex manufacturer, clean room user or solar panel finishing.



SUPPORT SYSTEMS

Equipped to support clean, dry compressed air and ultra-pure water generation with self-contained wastewater treatment.



HEATING & COOLING

Computer controlled with 1,500 tons cooling and 21 MBTUs of heating. 1,280 ton of cooling for the production area.



POWER

Heavy industrial power with a 1,500 KW diesel emergency generator. Power up to 5MW and opportunity for more.



UTILITIES

Stormwater, water, and electric provided by Eugene Water and Electrical board. Gas provided by NW Natural Gas and internet provided by Comcast. Two water services 1.5" and 4" 4" service can be upgraded to 6". Production area features trench system.



INCENTIVES

This site lies within the West Eugene Enterprise Zone and in a qualified Opportunity Zone.

→ [LEARN MORE](#)

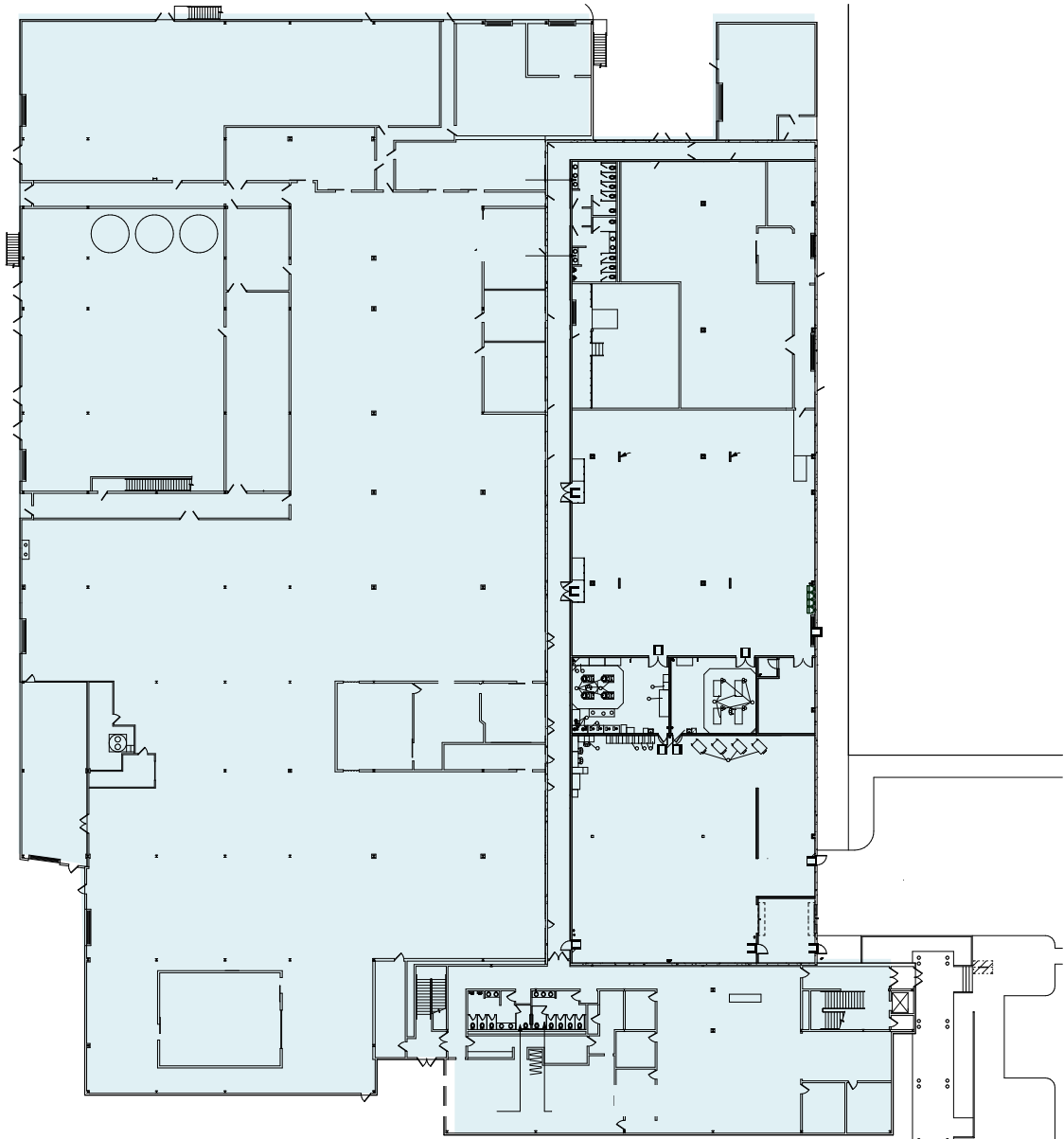


ZONING

I-2 (Light Medium Industrial) in Lane County jurisdiction.

→ [LEARN MORE](#)

SITE PLAN



LOCATED WITHIN A *ONE DAY DRIVE* TO SEVEN MAJOR WESTERN US CITIES

7 MI

TO I-5 INTERCHANGE

110 MI

TO PORTLAND

425 MI

TO RENO

11 MI

TO EUGENE AIRPORT

280 MI

TO SEATTLE

560 MI

TO SAN JOSE





3590 W 3RD AVE

*For more information on
this property, please contact*

JOHN HALLMAN
503.721.2721
john.hallman@kidder.com

CARTER MCFARLAND
503.449.0592
carter.mcfarland@kidder.com

KIDDER.COM

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