

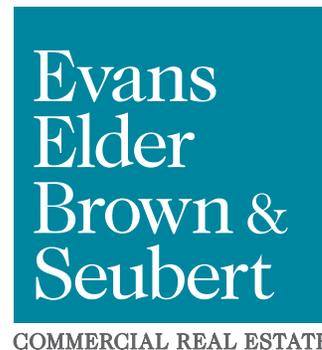


FOR LEASE

Quality Warehouse with Office

2063 ROOSEVELT BLVD | UNIT 1 | EUGENE OR 97402

- Approximately 2,680 square feet
- Unit 1 includes two small offices, a small 2nd floor office, one ADA-compliant restroom and (1) 14'x14' roll-up door.
- The building is fully sprinkled
- \$2,575 per month, modified gross
- The offices are heated and air-conditioned, while the warehouse portion is served with gas heat.
- Ceiling height: 19' at the eave and 22' at the peak
- Zoned I-3 (Heavy Industrial)



CONTACT

Stephanie Seubert
stephanie@eebcre.com

John Brown
john@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Unit 1 Details

2063 Roosevelt Blvd. | Eugene OR 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

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101 East Broadway
Suite #101
Eugene, OR 97401

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≈2,680 SF for Lease

- 215 sf ground floor office with storefront entry
- 280 sf small 2nd floor office
- One ADA-compliant restroom
- (1) 14'x14' roll-up door.
- The offices are heated and air-conditioned
- The warehouse portion is served with gas heat
- Ceiling is 19' at the eaves & 22' at the peak
- Building is fully sprinkled
- Zoned I-3 (Heavy Industrial)
- \$2,575 per month, modified gross



Unit 1 Floor Plan

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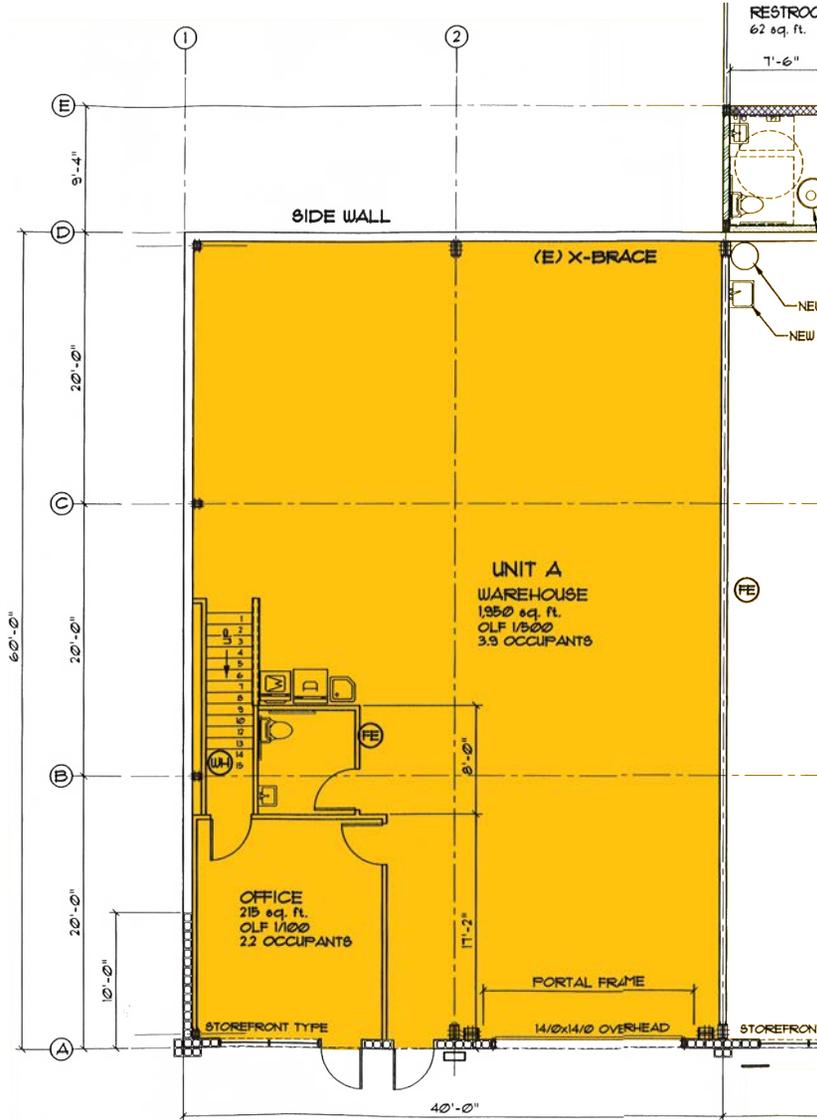
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Location

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This property is located in the heart of West Eugene's industrial corridor, with convenient access to key transportation routes including River Road, Northwest Expressway, Garfield Street, and Highway 99.

The site's central, West Eugene location between the Chambers Connector and Highway 99 offers excellent accessibility for distribution, service, and manufacturing uses.

