

FOR LEASE



1879 W 2nd AVENUE - BUILDINGS C AND D - EUGENE, OR 97402

CLOSE-IN INDUSTRIAL SPACES

- **AVAILABLE:** 12,000 - 34,500 SQUARE FEET
- **BUILDING C:** 12,000 SF INCLUDES
2,000 SF OFFICE & 2,000 SHOWROOM
- **BUILDING D:** 22,500 SQUARE FEET

Lease Rates: **BUILDING C:** \$0.75/PSF, NNN

BUILDING D: \$0.70/PSF, NNN, **BUILDINGS C+D:** \$0.70/PSF, NNN



www.campbellre.com

For more information contact;

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Licensed in the State of Oregon

BILLY POLLOCK

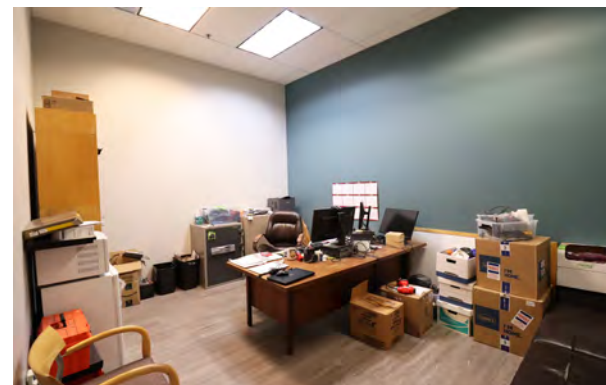
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BUILDING C HIGHLIGHTS

- 12,000 SQUARE FEET
- WAREHOUSE/RETAIL/OFFICE
- WAREHOUSE: 8,000 SF (APPROX.)
- OFFICE: 2,000 SF (APPROX.)
- SHOWROOM: 2,000 SF (APPROX.)
- TWO GRADE-LEVEL DOORS
- 1 DOCK HEIGHT DOOR
- CEILING HEIGHT: 24' AT EAVE AND 39' AT PEAK
- APPROXIMATELY 50 PARKING SPACES
- 360 DEGREE TRUCK/VEHICLE ACCESS
- FENCED OUTDOOR STORAGE
- NIGHTLY SECURITY
- GOOD ACCESS TO MAJOR HIGHWAYS



BUILDING D HIGHLIGHTS

- 22,500 SQUARE FEET
- CEILING HEIGHT: 24' AT EAVE AND 39' AT PEAK
- APPROXIMATELY 50 PARKING SPACES
- FOUR DOCK DOORS AND FIVE GRADE LEVEL DOORS
- 360 DEGREE TRUCK/VEHICLE ACCESS
- FENCED OUTDOOR STORAGE
- NIGHTLY SECURITY
- GOOD ACCESS TO MAJOR HIGHWAYS

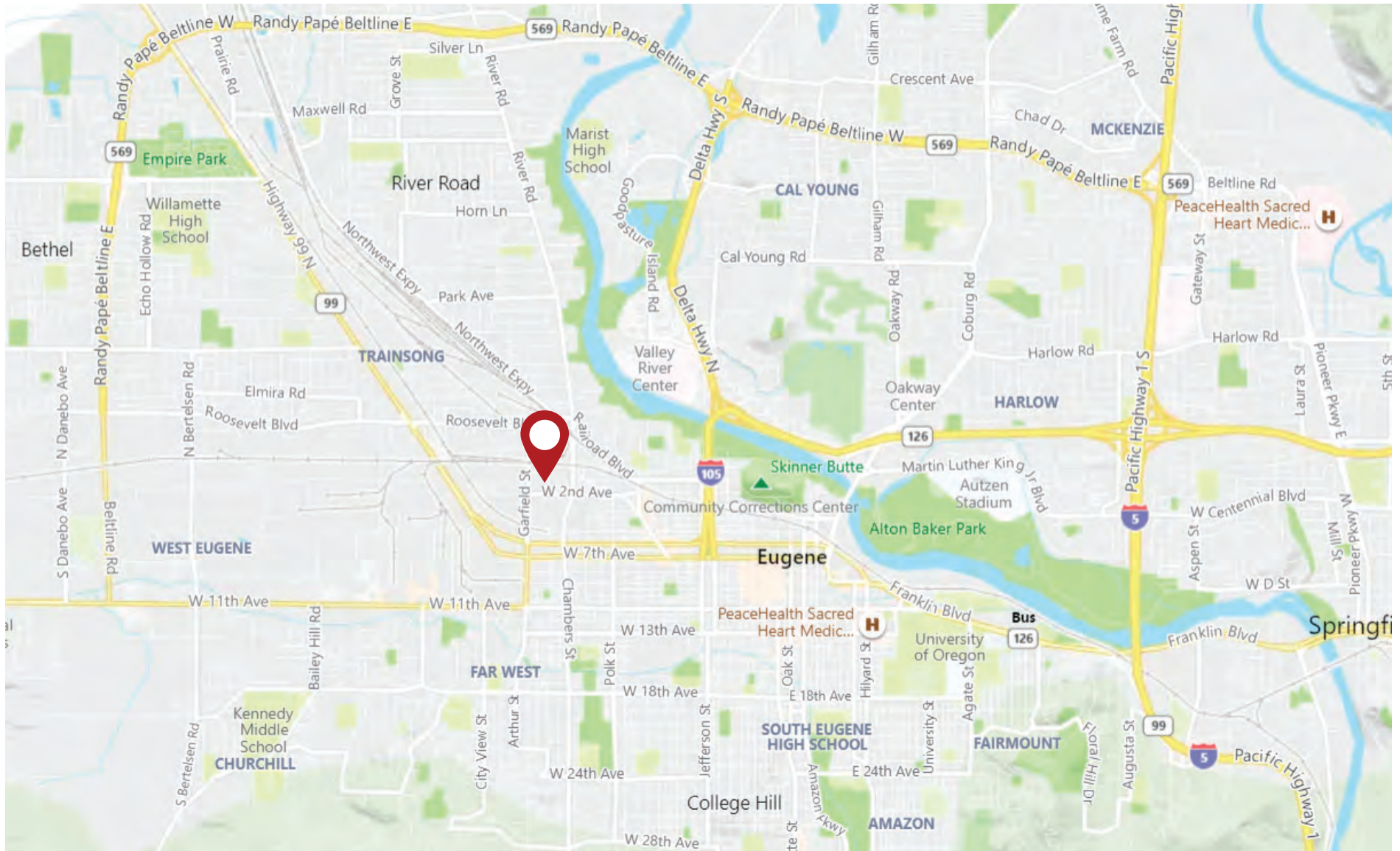


PROPERTY AERIAL MAP



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PROPERTY LOCATION MAP



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