

FOR LEASE



3329 - 3331 FRANKLIN BOULEVARD - EUGENE, OR 97403

## MIXED-USE INDUSTRIAL BUILDING

### STEEL FRAME / METAL SIDED BUILDING, WELL INSULATED

#### 16,000 SF Two-Story Building:

- Ground Floor Retail
- 2nd Floor Storage with Offices & Breakroom
- 2 Restrooms
- Fenced Shared Parking Lot
- \$10,000/month, NNN (approx. \$11/SF)



**SUZANNE KINTZLEY**  
suzannek@campbellre.com  
(541) 484-2214

Licensed in the State of Oregon

**ABBY HYLAND**  
abby@campbellre.com  
(541) 556-4813

Licensed in the State of Oregon

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

# PROPERTY OVERVIEW

---

## BUILDING

16,000 SF

## PARKING

Ample parking

## ZONING

Zoned: Office - Mixed-Use Glenwood

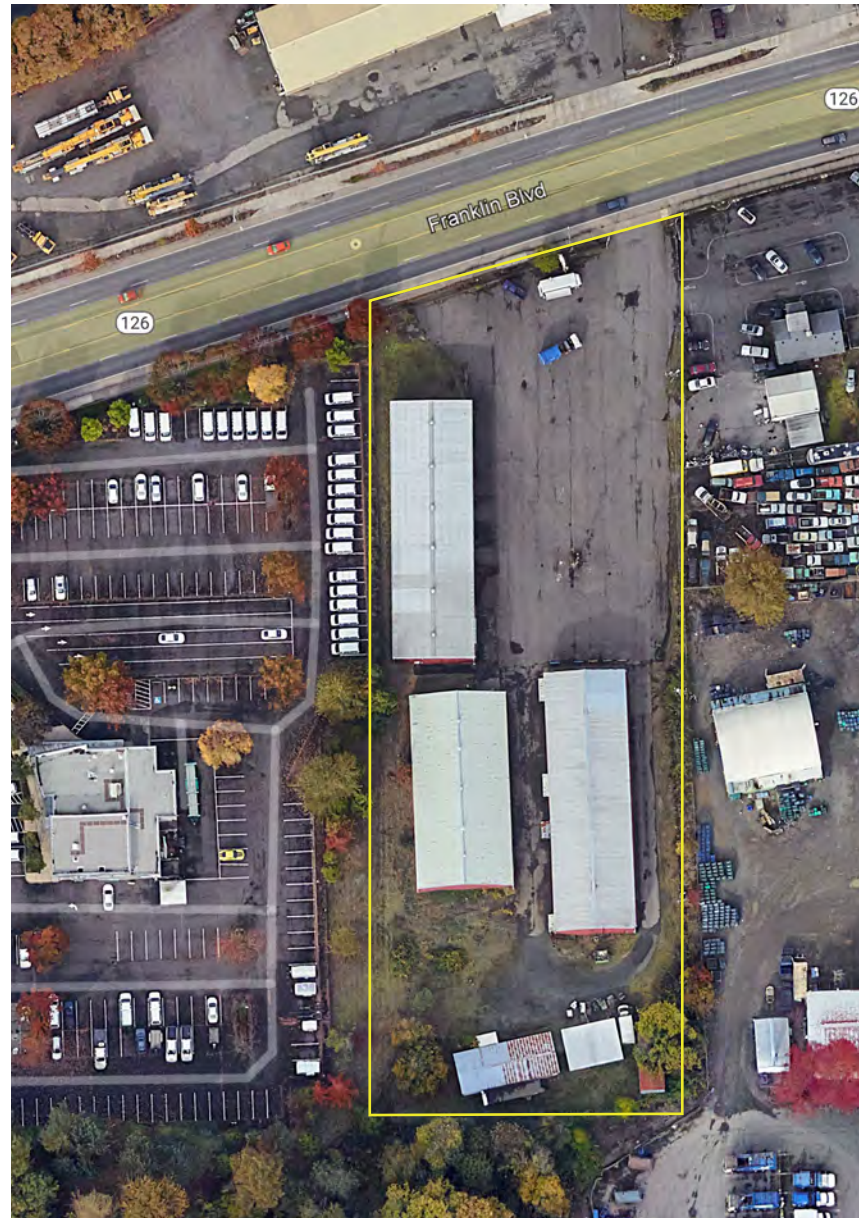
- Glenwood Riverfront
- Franklin Riverfront
- Sub Area C

## ALLOWED USES

Retail, office, warehouse, and storage  
(City of Springfield has verified these uses)

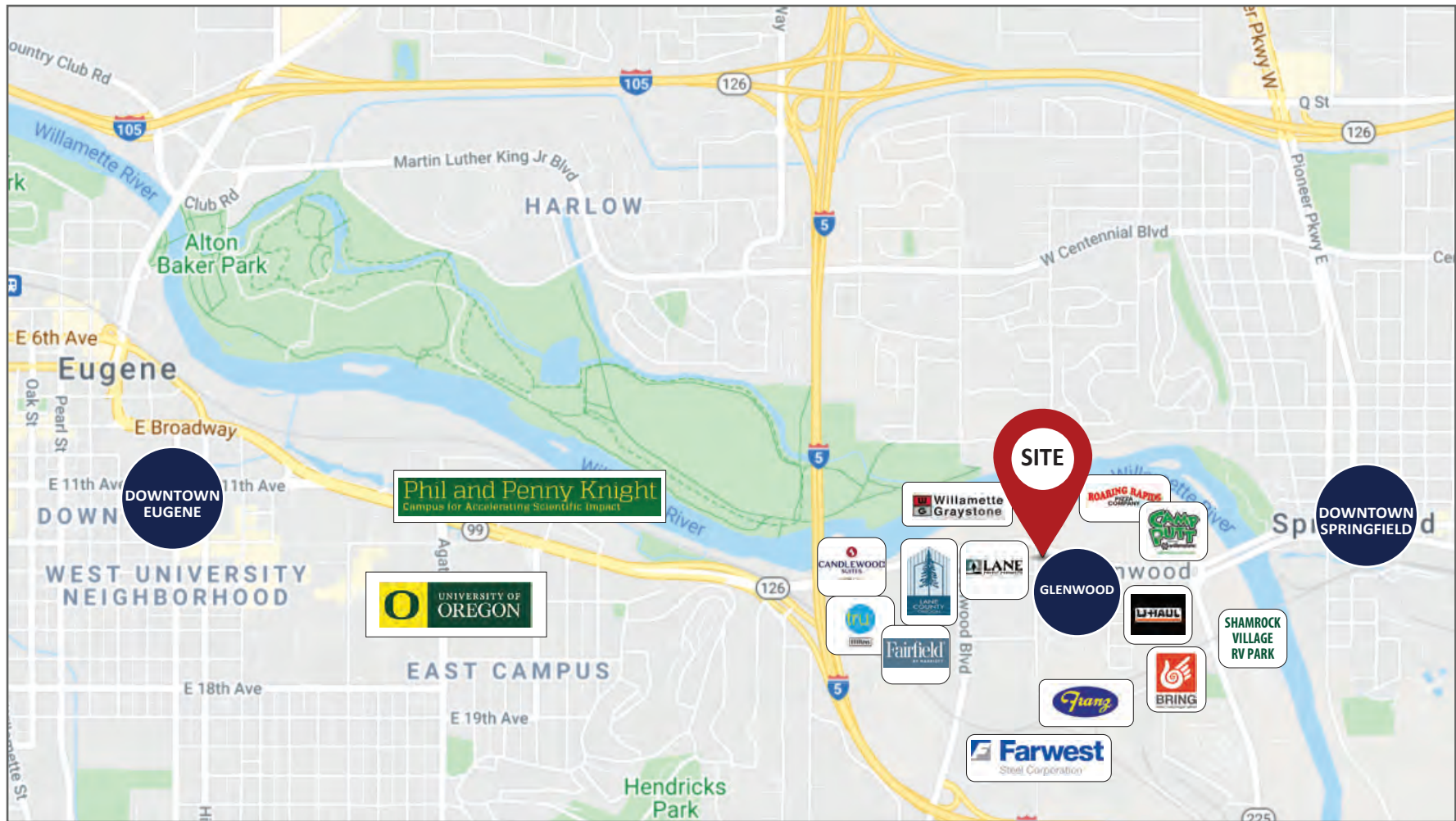
## LOCATION

Located in the Glenwood community, between Springfield and Eugene





# PROPERTY LOCATION MAP



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.