

FOR SALE
- 1865 W. 6th Avenue -
Eugene, OR

- 23,828 SF(+/-) warehouse on 0.81 acres just east of the new 7-11 gas station at the corner of W. 6th Ave. and Garfield St. Included in the sale is the adjacent 0.69 acre vacant parcel to the west of the building. Total land: 1.50 acres.
- The building is currently being used as a brewery by McKenzie Brewing Co. The brewing equipment could be purchased along with the building.
- Built in 1938 with substantial remodeling since, the building has old growth timber beams throughout, 4 rollup doors, and 2 loading docks. 16' clear height. Heavy power. Walk in cooler. Rail access.
- 19,831 Vehicles Per Day W 6th Ave.
- Zoning: E-2 (Mixed-Use Employment)
- Equipment inventory list available.
- Clean Phase I Environmental Report (5/2024)



Sale Price: ~~\$2,350,000~~ \$1,795,000

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JACK PENNINGTON
JOHN PENNINGTON, CCIM

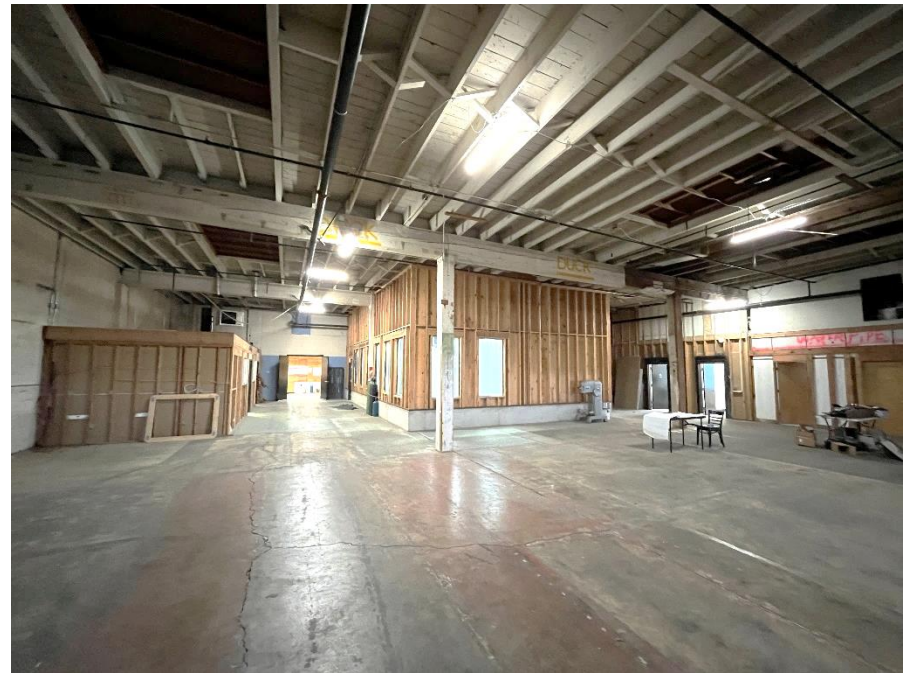


This information has been secured from sources deemed to be reliable. However, no warranty or guaranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions

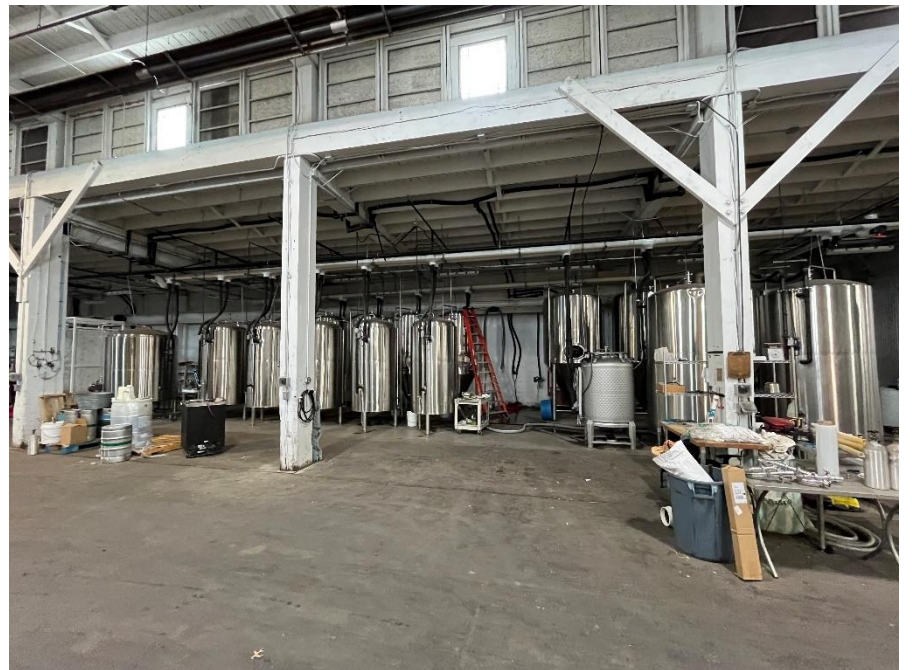
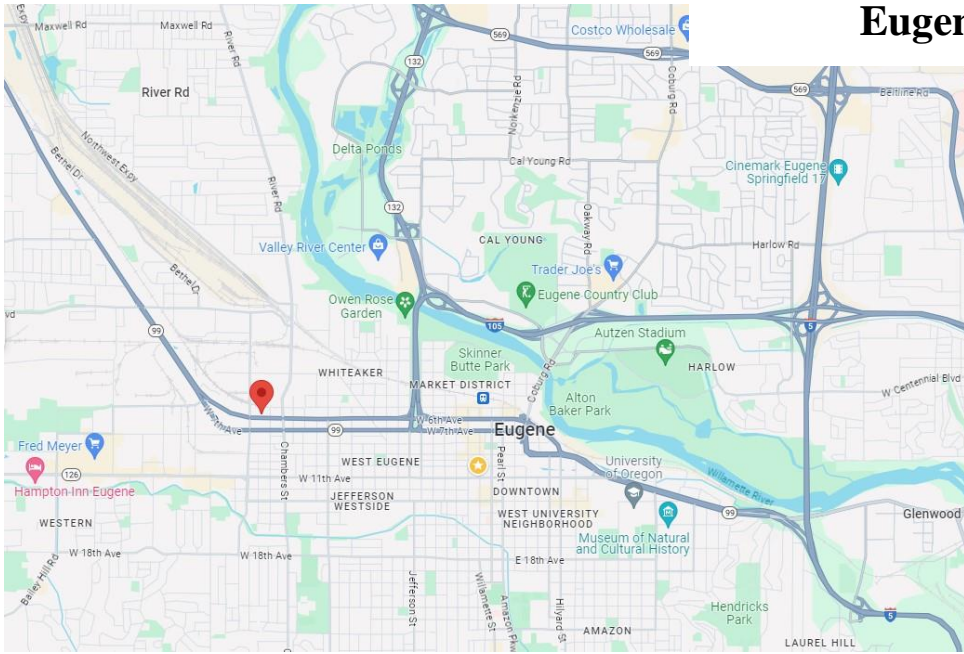
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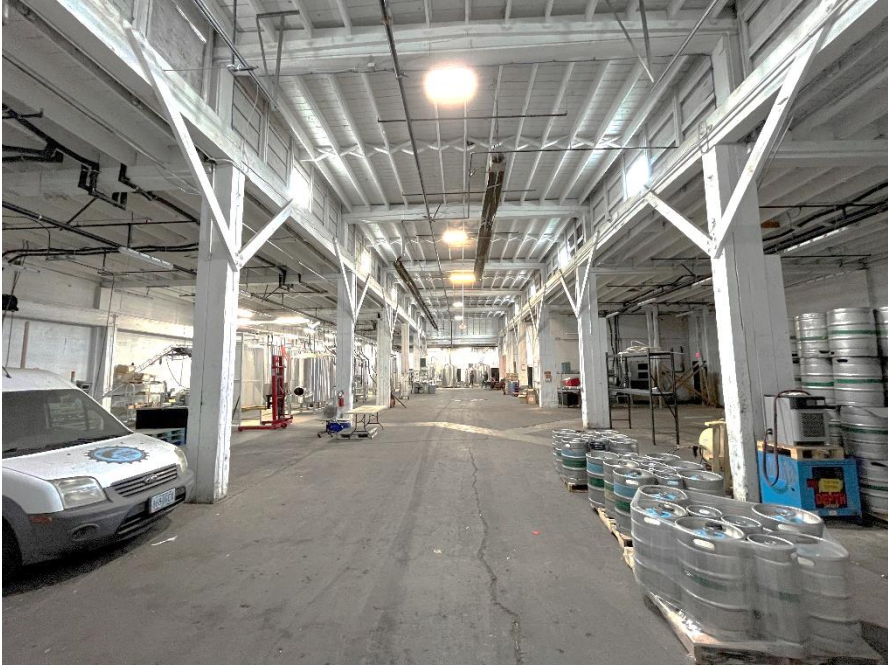
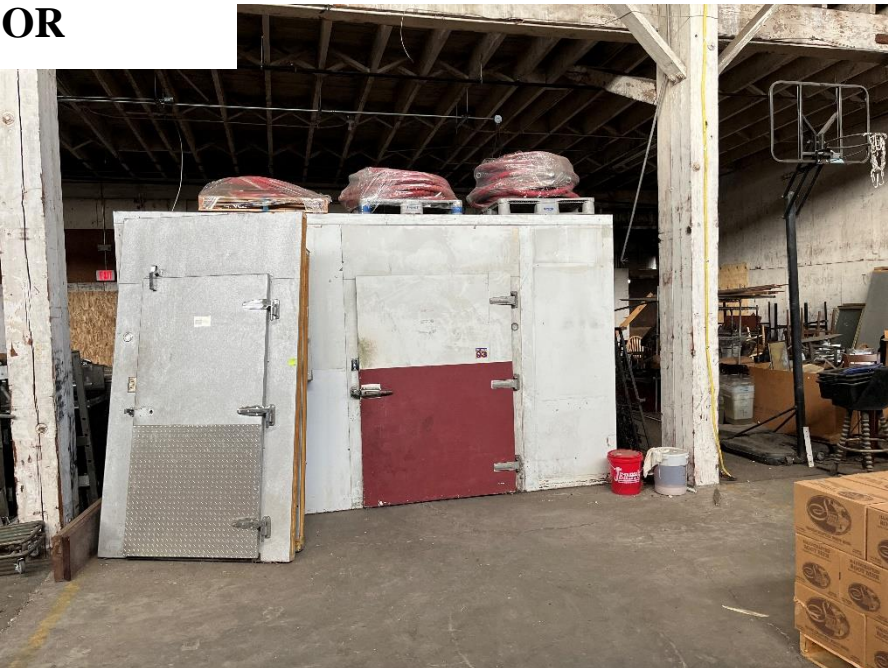
PRICE REDUCED!
NOW: \$1,795,000



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Proposed Site Plan With Parking

