

FOR LEASE

1030 TYINN STREET - UNIT 1 | EUGENE, OR

## INDUSTRIAL WAREHOUSE & OFFICE

- 4,435 SF End-cap unit with abundant natural light
- Three 12' x 14' grade-level doors
- Sprinkled | 3-phase power | Floor drains
- Former brewery with existing utility infrastructure

**Lease Rate:** \$0.65/SF/Month + utilities, garbage & interior maintenance



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Licensed in the State of Oregon

# PROPERTY OVERVIEW

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## Flexible Industrial Space with Existing Production Infrastructure

This ±4,435 SF industrial end-cap suite offers a functional combination of warehouse and office space with specialized infrastructure already in place for manufacturing, food production, beverage processing, or other industrial users. The warehouse features high windows that provide excellent natural light, three overhead doors, three-phase power, multiple floor drains, and existing utility improvements. The interior is currently being refreshed with new paint and refurbished floors.

### BUILDING FEATURES

#### Warehouse

- ±4,435 SF end unit
- Three 12' × 14' overhead doors
- High warehouse windows with natural light
- Sprinklered
- Three-phase power
- Multiple floor drains
- Compressed air lines
- Additional electrical service for machinery

#### Office

- Two private offices
- One restroom

#### Existing Utility Infrastructure

- Commercial sink
- Liquid lines
- Gas water heater
- Wastewater treatment tank

#### Additional Information

- Interior being repainted
- Floors being refurbished
- Good on-site parking



# W 11th Ave Retail & Industrial Corridor



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