

FOR LEASE



4060 STEWART ROAD - EUGENE, OREGON 97402

INDUSTRIAL BUILDING WITH SHOWROOM

- 9,600 SF BUILDING
- WAREHOUSE: 4,800 SF WITH THREE 12' x 14' OVERHEAD DOORS
- SHOWROOM: 2,400 SF SHOWROOM PLUS OFFICE (COULD BE ALL OFFICE SPACE)
- 2ND FLOOR OFFICE: 2,400 SF OFFICE WITH LARGE ROOMS
- TWO RESTROOMS
- APPROXIMATELY 810 SF OF MEZZANINE STORAGE AREA
- 120/208V - 3-PHASE POWER
- FENCED/GATED YARD AREA
- WELL MAINTAINED BUILDING WITH LOTS OF NATURAL LIGHT

Lease Rate: \$7,400 per month (\$0.77/SF)
Industrial Gross Lease (Tenant Pays Utilities)



For more information contact:

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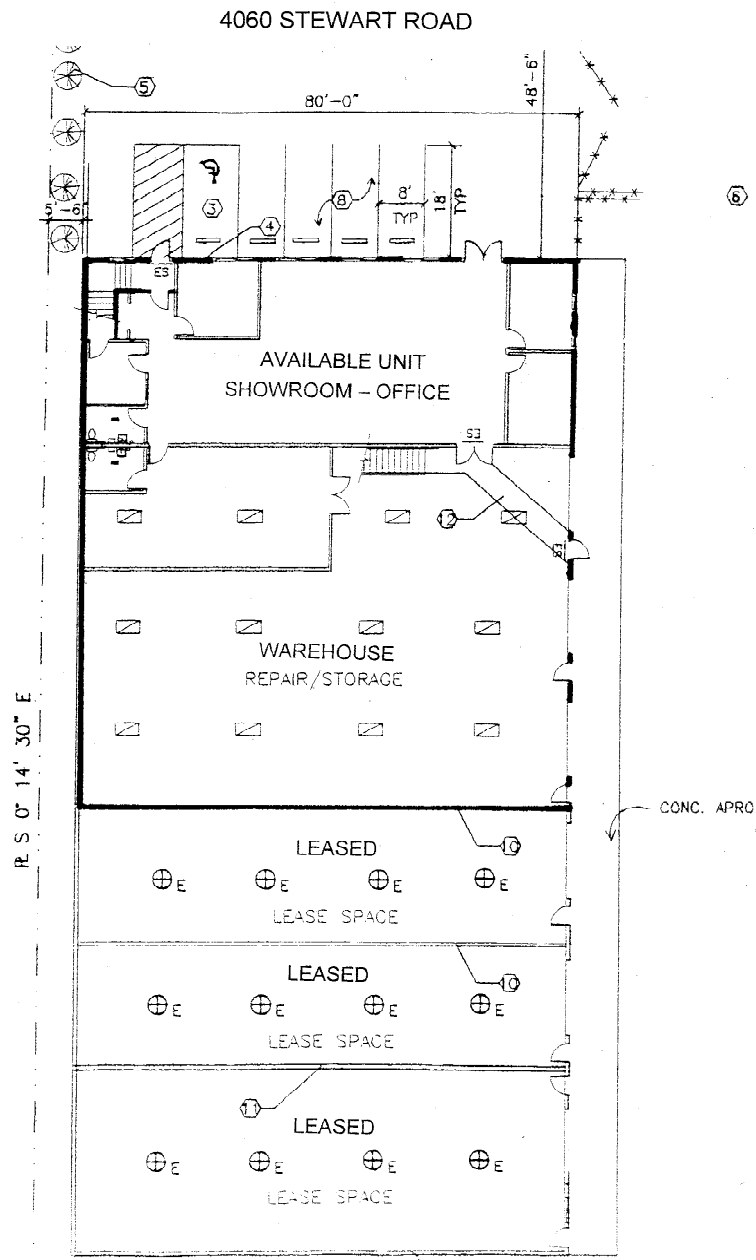
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BUILDING FLOOR PLAN



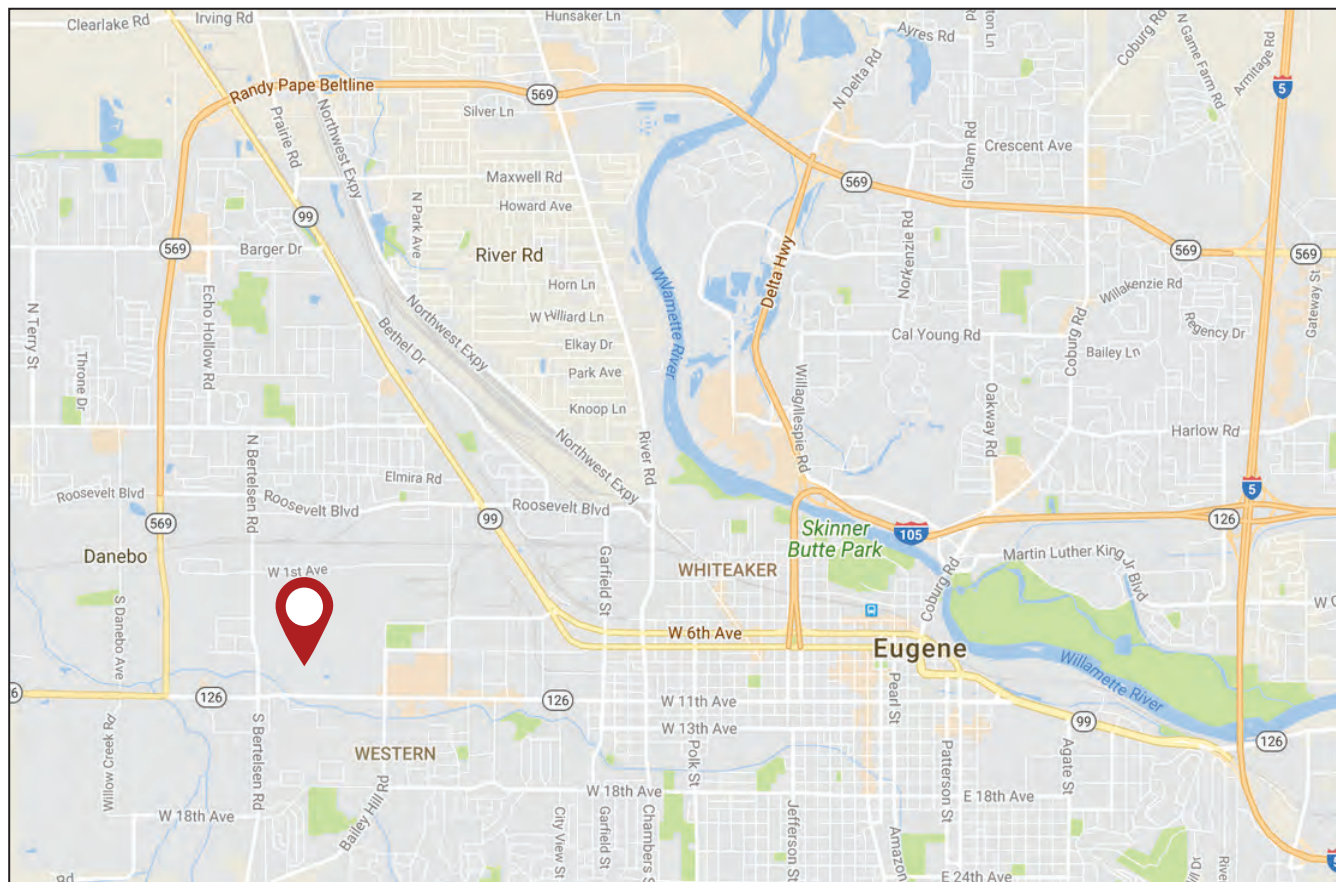
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PROPERTY LOCATION



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PROPERTY LOCATION



LOCATED IN WEST EUGENE WITH ACCESS TO BELTLINE

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