



FOR LEASE

Attractive Retail | Warehouse Building

110 MADISON STREET | EUGENE OR 97402

CURRENT DISTILLERY USE

- 5,950 square feet (ground floor)
- additional mezzanine area
- 1,950 square feet / retail area
- 4,000 square feet / warehouse area
- Distillery equipment available to purchase
- Zoned Whiteaker Special Area
- \$7,500.00 per month, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
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541.345.4860

Licensed in the State of Oregon.

Overview

110 Madison St. | Eugene OR 97402

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Attractive retail-warehouse building in the Whiteaker Area. Currently a distillery. Fully fenced and gated.

5,950 SQUARE FEET

- Storefront retail area of 1,950 square feet with plumbing for sinks.
- Warehouse area of 4,000 square feet with 12' x 14' loading door. Floor drains. Warehouse ceiling 17' at the eaves with large ceiling fans in the warehouse.
- 208/120 volt electric service



Photographs

110 Madison St. | Eugene OR 97402

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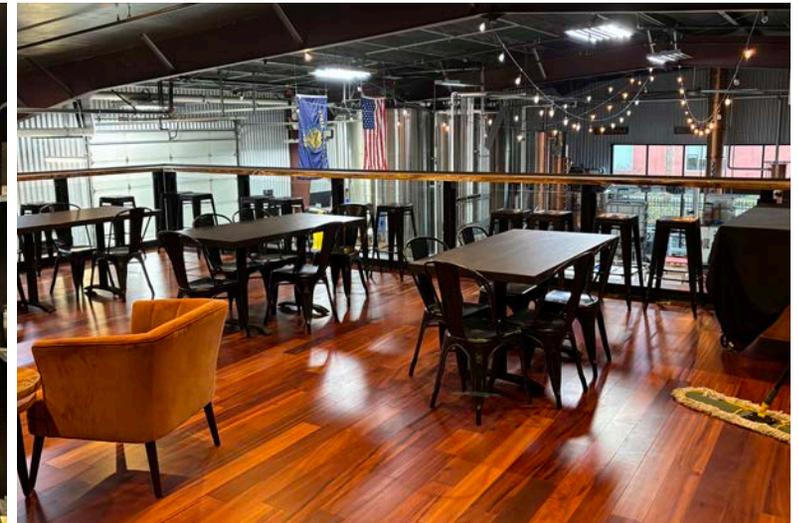
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Triple Nets

- Property taxes:
\$797.00 per month
- Building insurance:
\$250.00 per month



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