



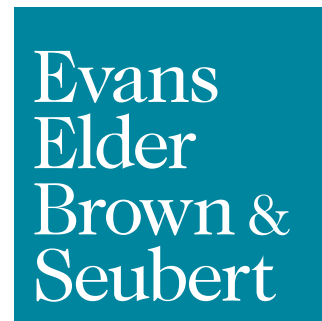
FOR LEASE

Warehouse with Showroom

697 34th Street
Springfield OR 97478

9,660 TOTAL SQ. FT. | TWO SUITES POSSIBLE:

- SUITE A: 5,513 sf with showroom/office
- SUITE B: 4,147 sf with office
- Building features two restrooms, plumbing for two additional restrooms, fire sprinkling, showroom/office HVAC
- SUITE A Lease Rate: \$0.85 per square foot per month, triple net
- SUITE B Lease Rate: \$0.75 per square foot per month, triple net
- NNN's: Estimated \$0.15 per square foot per month



COMMERCIAL REAL ESTATE

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Licensed in the State of Oregon.

Evans
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Brown &
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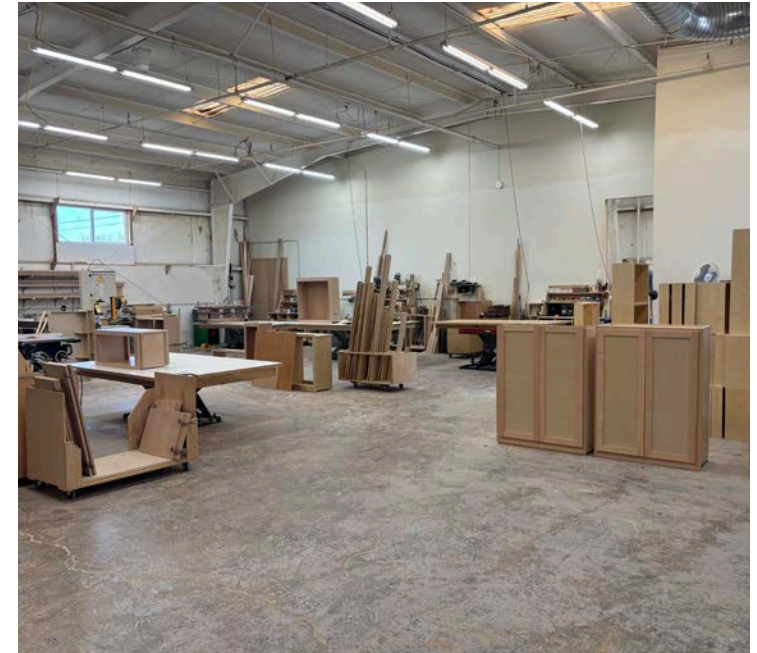
Warehouse with Showroom

697 34TH STREET
SPRINGFIELD OR 97478

BUILDING DESCRIPTION

9,660 SF

- Two restrooms
- Plumbing for two additional restrooms
- Fire sprinkling
- Showroom/office HVAC
- Four (4) 12' x 14' loading doors
- Ceiling: 16' at the eaves with skylights
- Electric: 208v, 3 Phase
- Fenced Yard



TRIPLE NETS

Currently \$0.15 per square foot per month

Including:

- Real Property Taxes
- Building Insurance
- Sewer/Water
- Grounds Maintenance

Floor Plan

697 34th Street | Springfield, Oregon 97478

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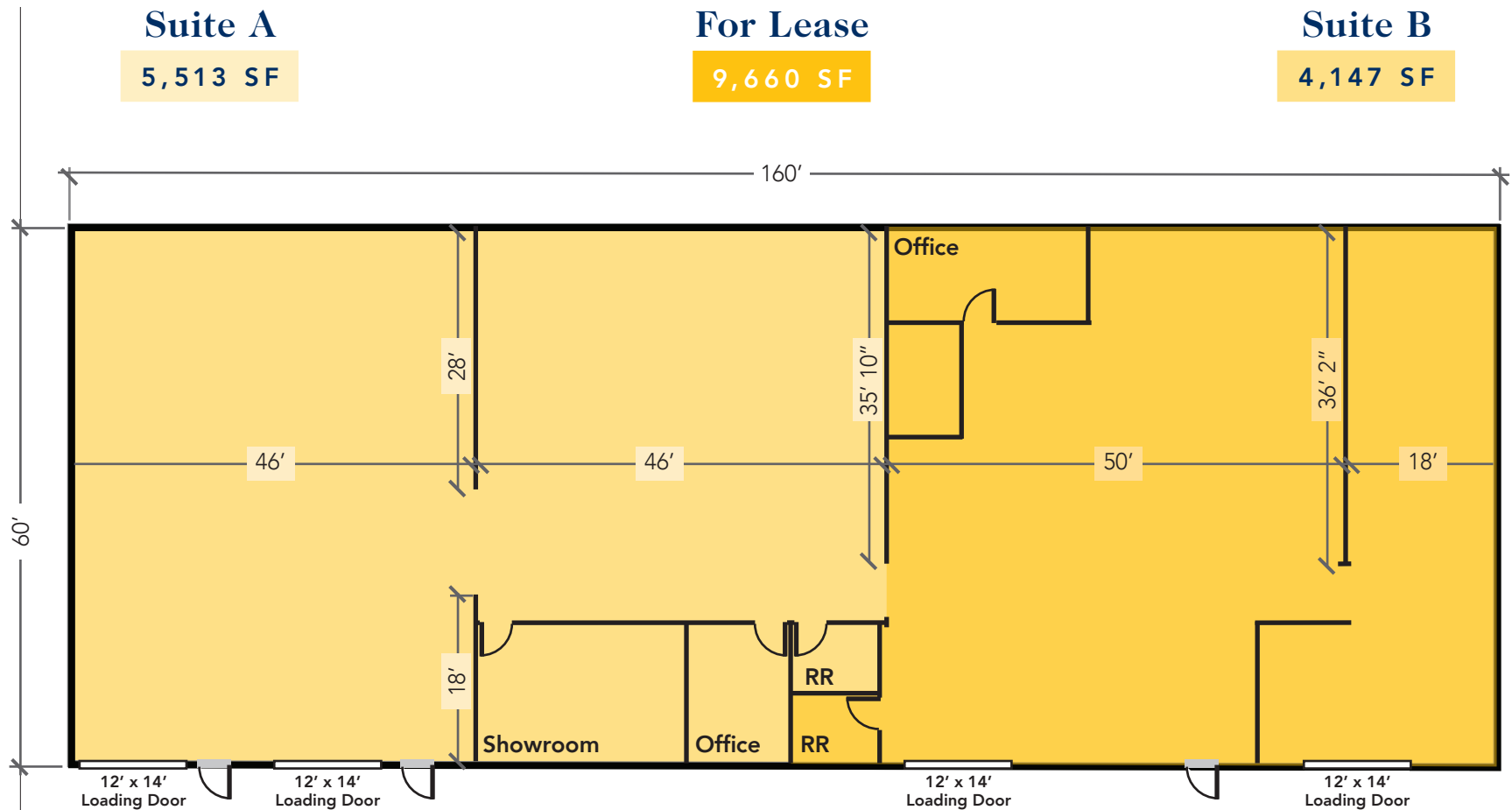
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- SUITE A: 5,513 sf warehouse with showroom and office
- SUITE A Lease Rate: \$0.85/SF/Month
- NNN's: Estimated \$0.15/SF/Mo.

- SUITE B: 4,147 sf with office
- SUITE B Lease Rate: \$0.75/SF/Month
- NNN's: Estimated \$0.15/SF/Mo.

Site Information

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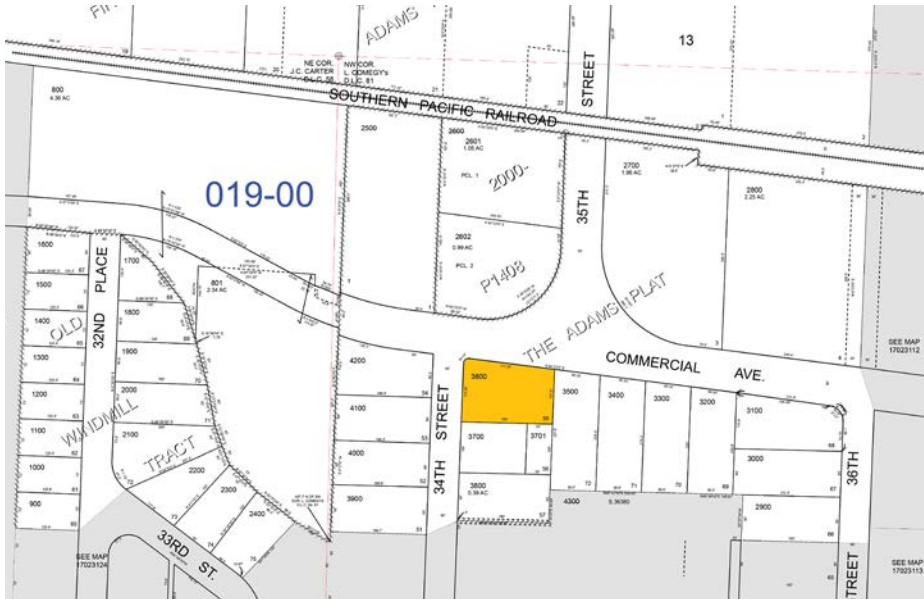
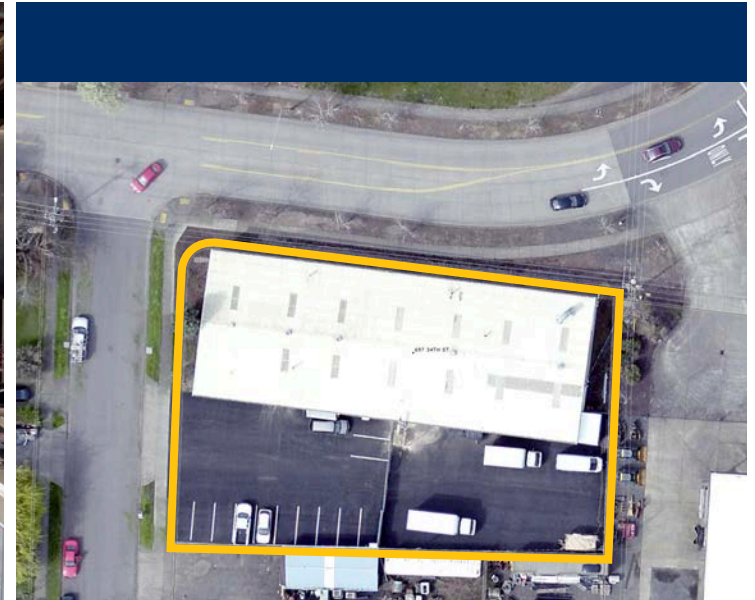
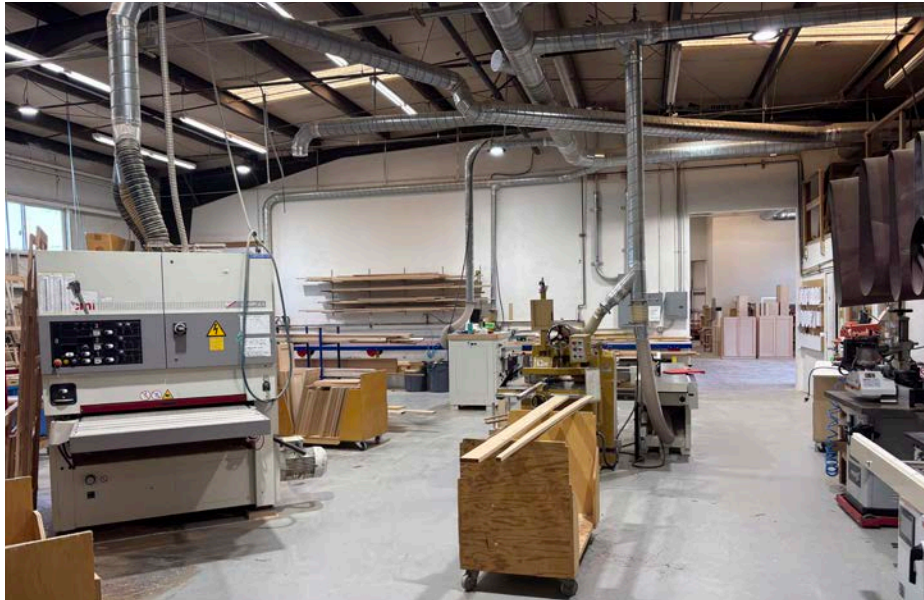
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SITE

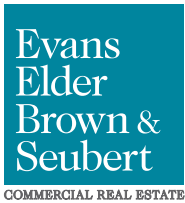
Zoned	Light-Medium Industrial
Site Size	20,909 square feet
	Fenced Yard

LANE COUNTY ASSESSOR'S INFORMATION

Map and Lot No.	17-02-31-21-003600
2024-2025 Property Taxes	\$7,899.00

Location

697 34th Street | Springfield, Oregon 97478



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