

**FOR LEASE | RATE REDUCED**

# Industrial Unit

180 Grimes Street  
Eugene, OR 97402

## UNIT B: APPROXIMATELY 2,800 SF

- Space includes one 12' x 14' roll-up door, small office and one restroom
- Warehouse ceiling height is approximately 15' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 80¢ per square foot per month, modified gross rent  
(Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

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**541.345.4860**

Licensed in the State of Oregon.

# West Eugene Industrial Units

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Eugene OR 97402

Evans  
Elder  
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Seubert  
COMMERCIAL REAL ESTATE

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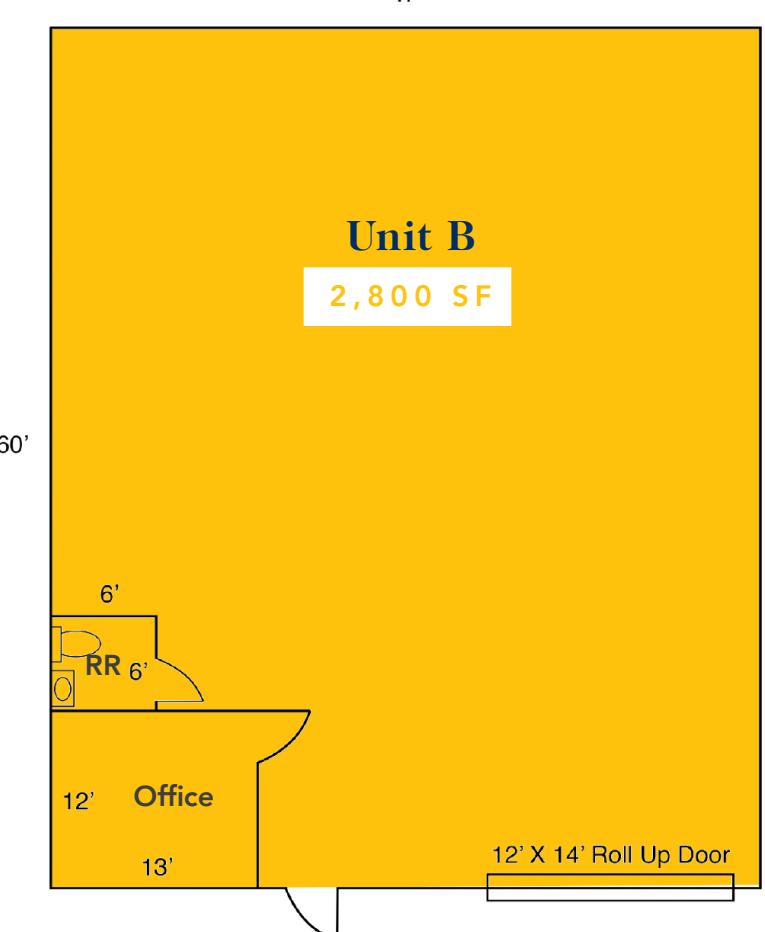
101 East Broadway  
Suite #101  
Eugene, OR 97401

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## UNIT B DETAILS

- Approximately 2,800 SF
- Space includes small office and private restroom
- One 12' x 14' roll-up door
- 80¢ per SF per Month, modified gross  
(*Tenant pays their own utilities, janitorial, plus \$100 per month toward water/sewer.*)



\*Measurements are approximate