

**Evans  
Elder  
Brown &  
Seubert**

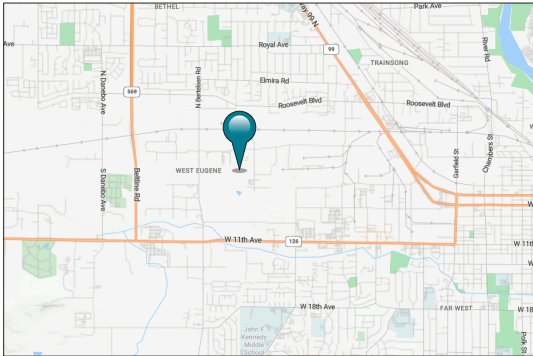
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
Eugene, OR 97401  
(541) 345-4860

*eebcre.com*

## FOR LEASE

384 Wallis Street, Units 4&5  
Eugene, Oregon



### CONTACT

**Stephanie Seubert**  
stephanie@eebcre.com

(541) 345-4860

Licensed in the State of Oregon



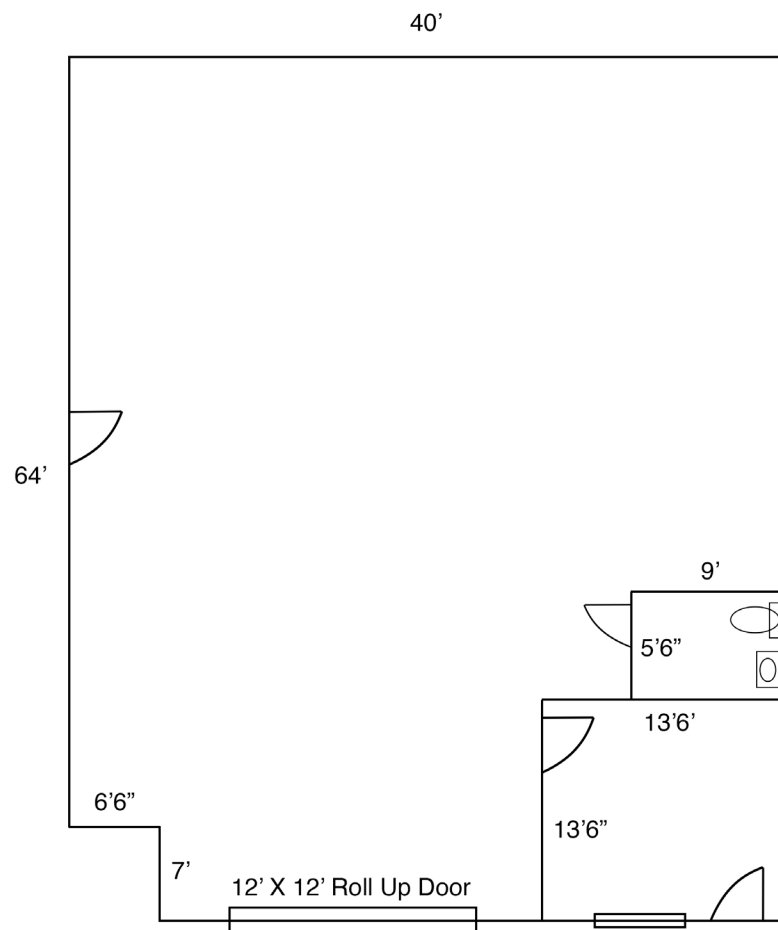
## West Eugene Industrial Space

- Approximately 2,520 square feet of space in each unit
- Each space includes one 12' x 12' roll up door, small office and restroom
- Warehouse ceiling height is approximately 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 90¢ 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)

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

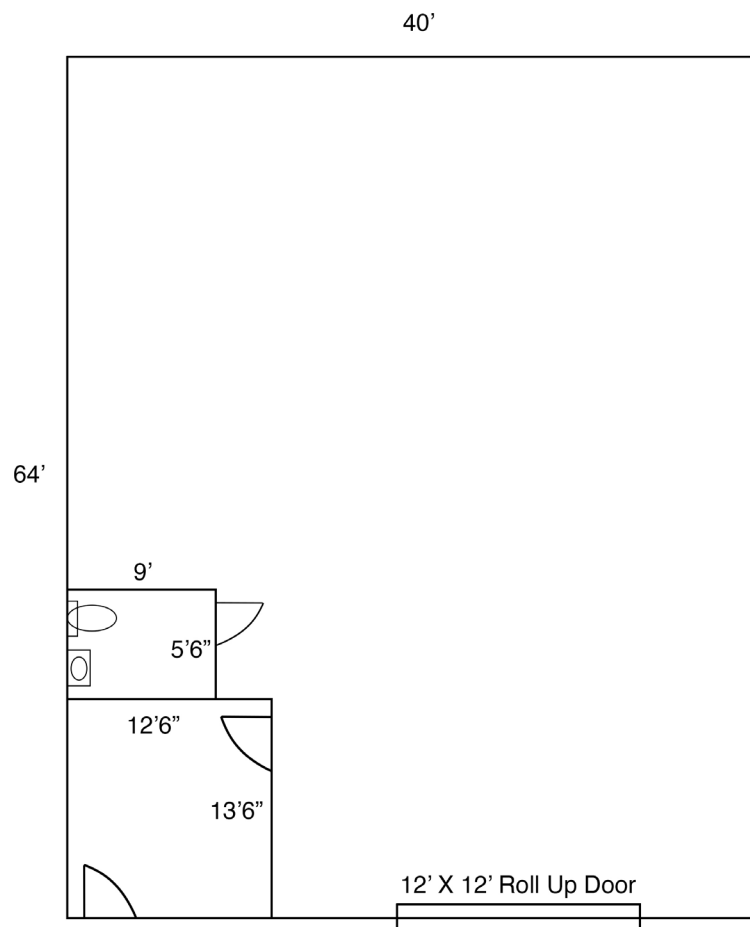
# Floor Plan

384 Wallis #5



\*Measurements are approximate

384 Wallis #4



\*Measurements are approximate