

**Evans
Elder
Brown &
Seubert**

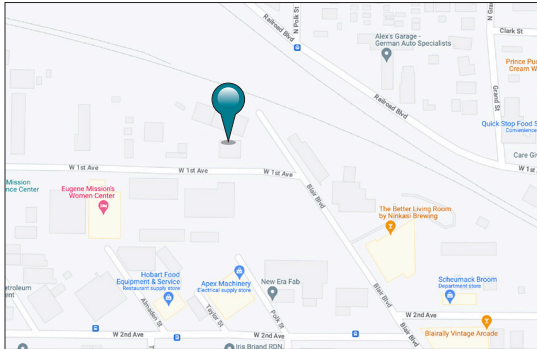
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

1355 West 1st Avenue
Eugene, Oregon 97402



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Licensed in the State of Oregon



Industrial Site With Offices & Warehouse Buildings 1.32 Acres + Improvements

- Office and warehouse buildings
- Paved and fenced
- Zoned Heavy Industrial (I-3)
- \$9,000 per month triple net

Description



Improvements

- 2,726 square foot office building
- 1,600 square foot warehouse building
- 1,109 square foot warehouse building
- 4,600 square foot open warehouse
- 2,000 square foot warehouse

Flood Plain

- Area determined to be outside the 500-year flood

Lane County Assessor

- Tax Map and Lot No. 17-04-25-42-01600
- 2023-2024 Property Taxes \$12,545.54

Landlord Access

- Landlord to retain vehicle access to property to the north

Photographs

