

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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## FOR LEASE

29836 East Enid Road  
Eugene, Oregon 97402



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Licensed in the State of Oregon



## Quality Manufacturing Building in West Eugene

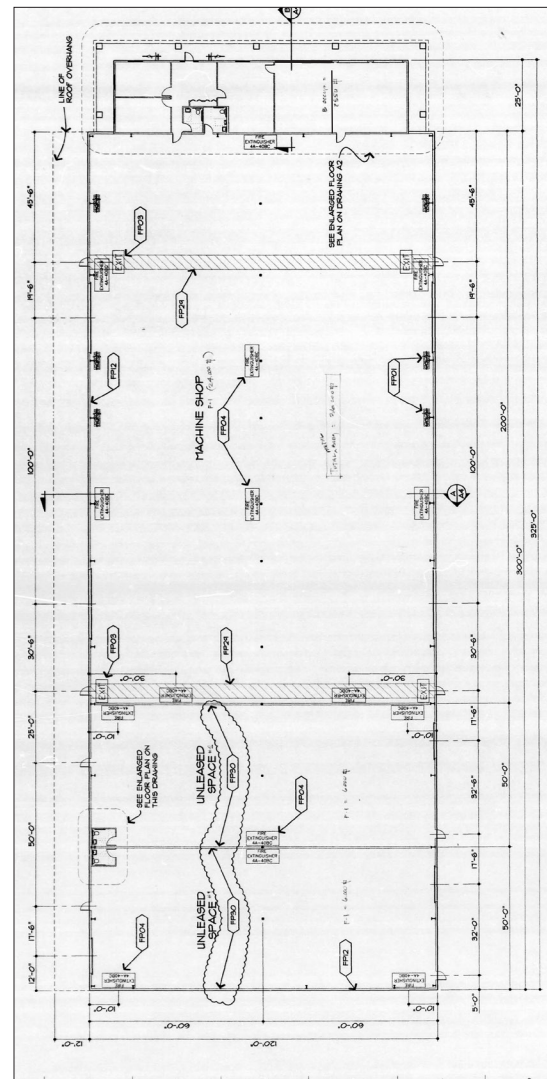
29836 East Enid Road

- Approximately 38,500 square feet including approximate 2,500 square feet of office space
- 2.56 acre site is fenced and gated for security
- Zoned I-2, Light Medium Industrial
- 2,000 amp / 480 volts / 3 phase power
- 75¢ per square foot, per month, triple net (2023-24 real property taxes and insurance 10¢ per square foot, per month)

- Approximately 36,000 square feet
- Three ADA restrooms
- Roll Up doors
  - Six (6) 16' x 14' roll-up doors
  - Two (2) 24' x 14' roll-up doors
- Eave height 18'
- Fully Sprinkled
- Ceiling Fans
- Updated LED lighting
- Fully insulated walls and ceilings

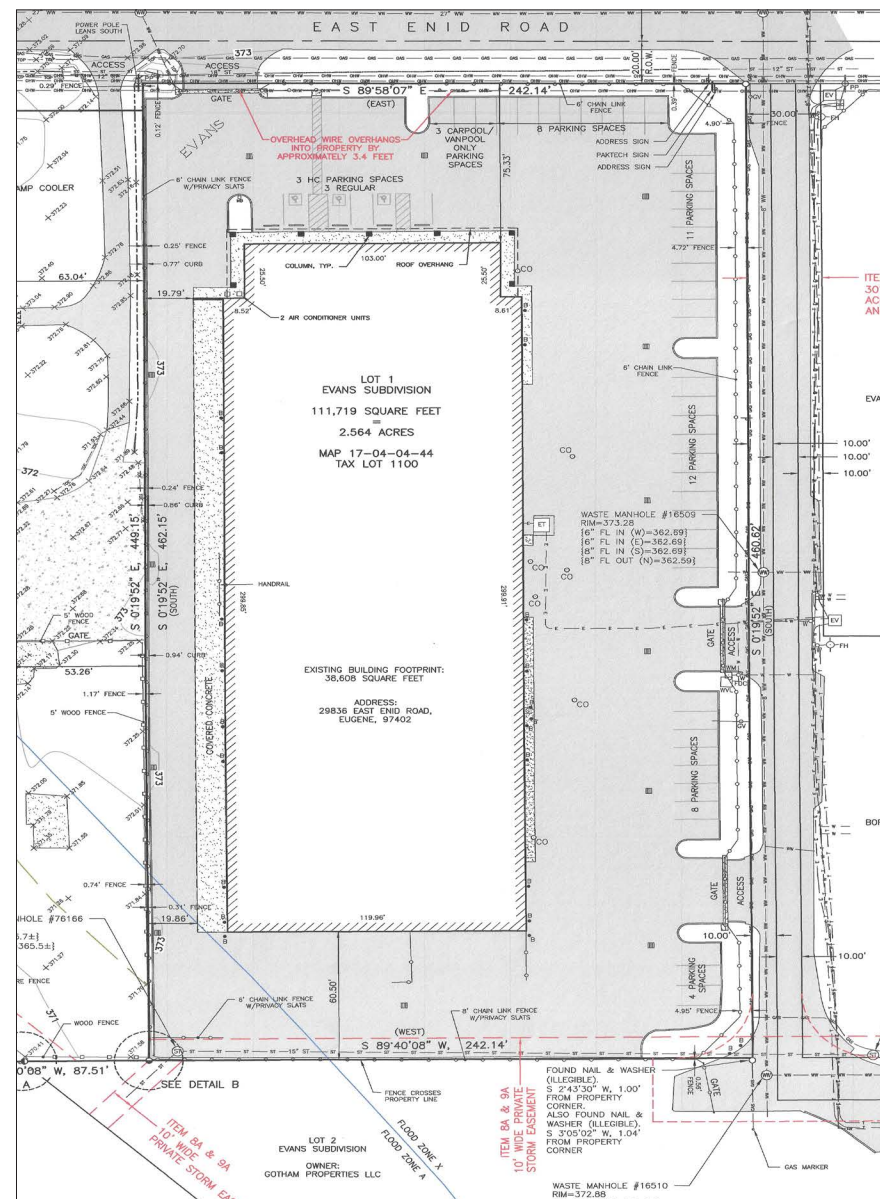


- Approximately 2,500 square feet
- HVAC System
- Reception area
- Four (4) Private Offices
- ADA restroom
- Large Break Room
- Heated Garage area with two (2) 10' x 10' Roll Up doors with access to the office and the main warehouse





## Photos and Site Plan



*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.*



# Aerial View

