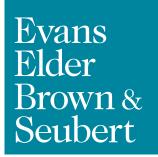


# Industrial Units

196 Wallis Street Eugene, OR 97402

UNIT B: APPROXIMATELY 2,205 SF UNIT C: APPROXIMATELY 2,050 SF

- Each unit includes one 12' x 12' roll up door, a small office space and a private restroom
- Warehouse ceiling height is approximately 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ per square foot, per month, modified gross (Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)



COMMERCIAL REAL ESTATE

#### **CONTACT**

### **Stephanie Seubert**

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## **Jackson Seubert**

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541.345.4860

Licensed in the State of Oregon.

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.

# West Eugene Industrial Units



#### CONTACT

#### Stephanie Seubert

stephanie@eebcre.com

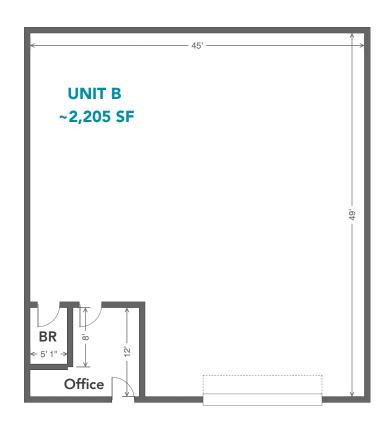
#### Jackson Seubert

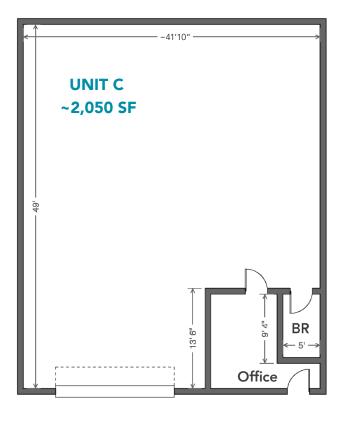
jackson@eebcre.com

#### 541.345.4860

101 East Broadway Suite #101 Eugene, OR 97401

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#### WALLIS STREET INDUSTRIAL UNITS

- New roof & siding
- Updated electrical & plumbing
- Heater in each warehouse
- 85¢ per square foot, per month, modified gross (Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)