



**FOR LEASE**

# 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.)

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Stephanie Seubert**

stephanie@eebcre.com

**Jackson Seubert**

jackson@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# West Eugene Industrial Units

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Eugene OR 97402

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Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

**Stephanie  
Seubert**

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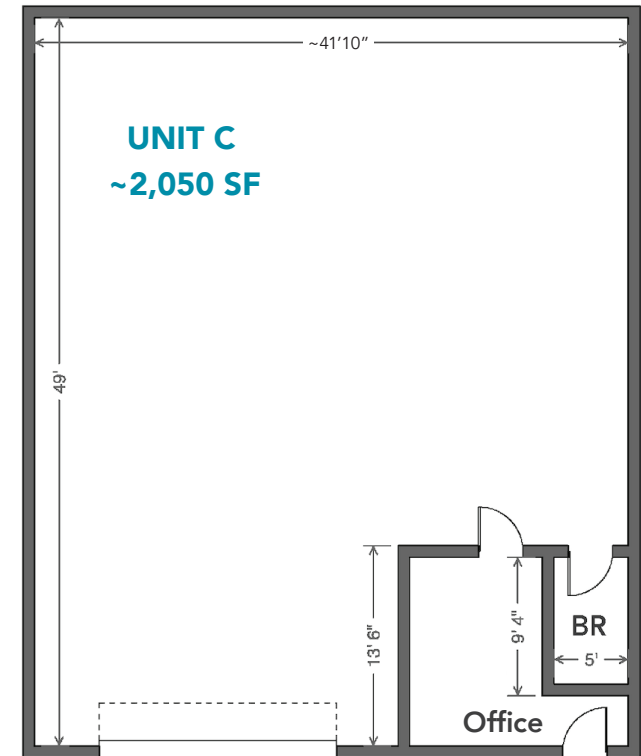
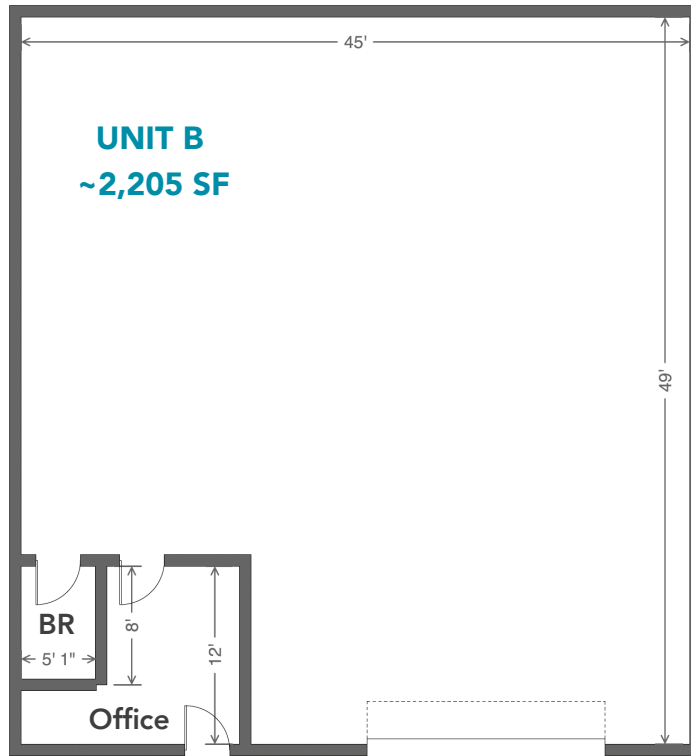
**Jackson  
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101 East Broadway  
Suite #101  
Eugene, OR 97401

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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.)