



FOR LEASE

# Warehouse with Showroom

697 34th Street  
Springfield OR 97478

## 9,660 TOTAL SQUARE FEET

- Two restrooms
- Fire sprinkling
- Showroom/office with HVAC
- Lease Rate: \$0.75 per square foot per month, triple net  
NNN's: Estimated \$0.15 per square foot per month

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder  
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541.345.4860

Licensed in the State of Oregon.

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## CONTACT

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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# Warehouse with Showroom

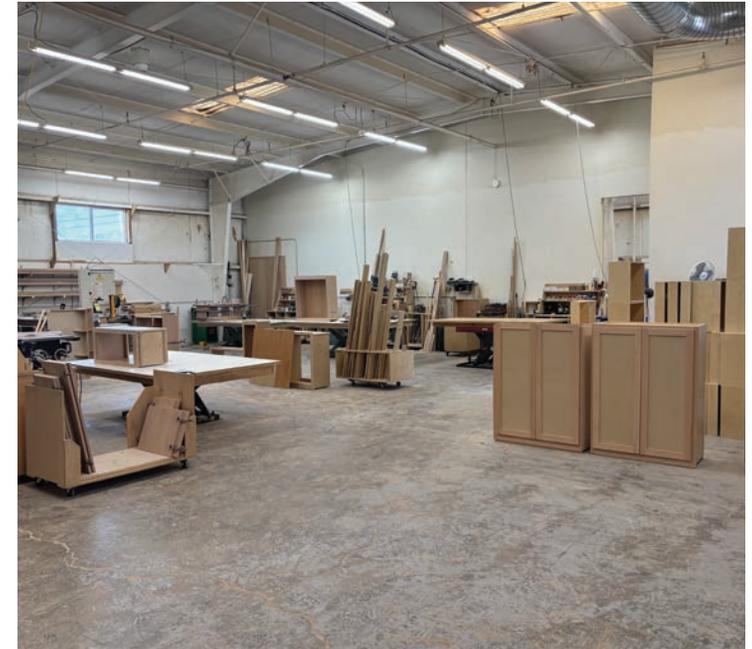
697 34TH STREET  
SPRINGFIELD OR 97478

## BUILDING DESCRIPTION

9,660 SF

- Two restrooms
- Fire sprinkling
- Showroom/office with HVAC
- Four (4) 12' x 14' loading doors
- Ceiling: 16' at the eaves with skylights
- Electric: 208v, 3 Phase
- Fenced Yard

*Lease Price . . . . . \$0.75 per Sq. Ft. per Month*



## TRIPLE NETS

Currently \$0.15 per square foot per month

Including:

- Real Property Taxes
- Building Insurance
- Sewer/Water
- Grounds Maintenance

*NNNs . . . . . \$0.15 per Sq. Ft. per Month*

# Floor Plan

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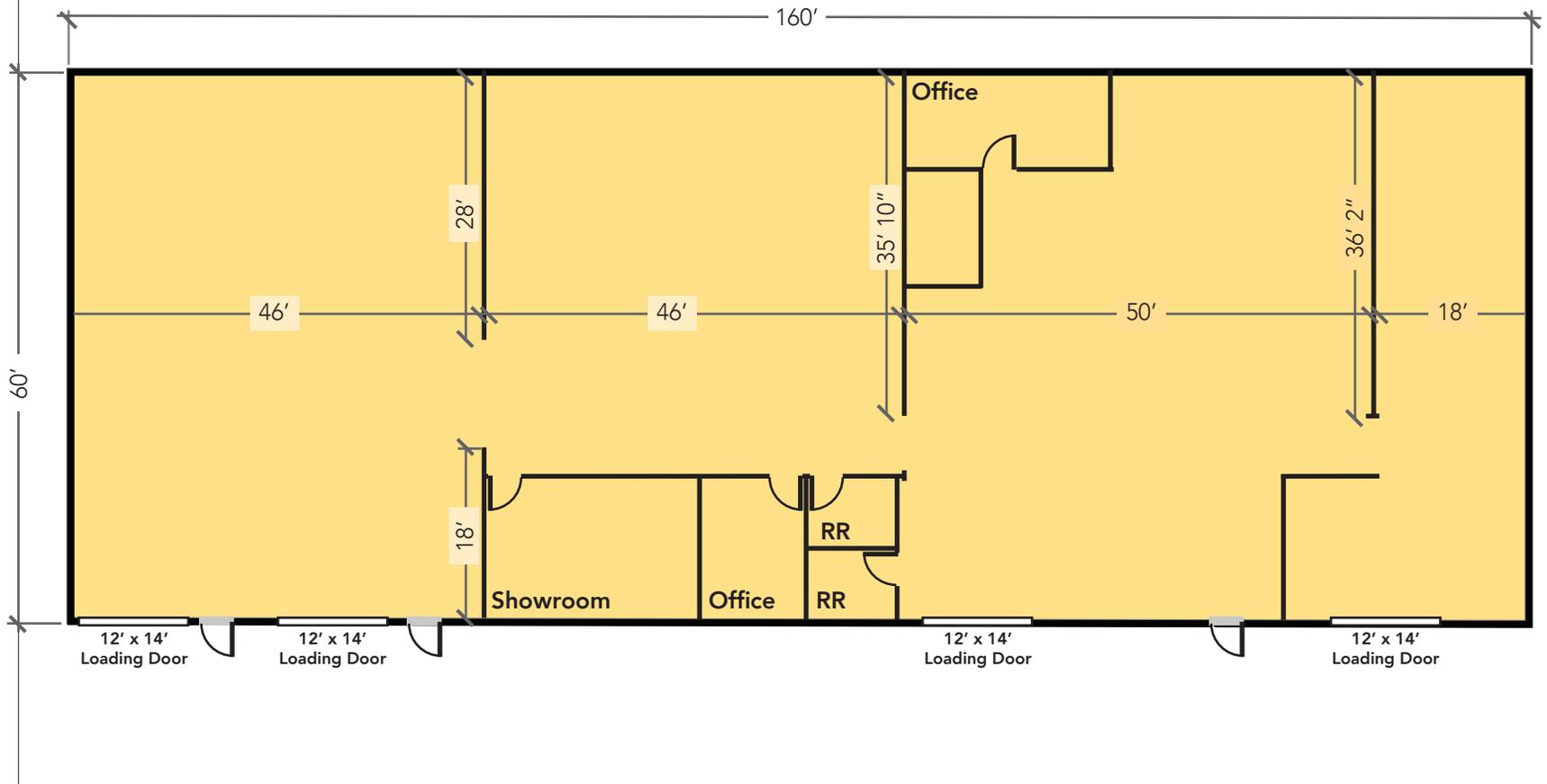
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For Lease

9,660 SF



# Site Information

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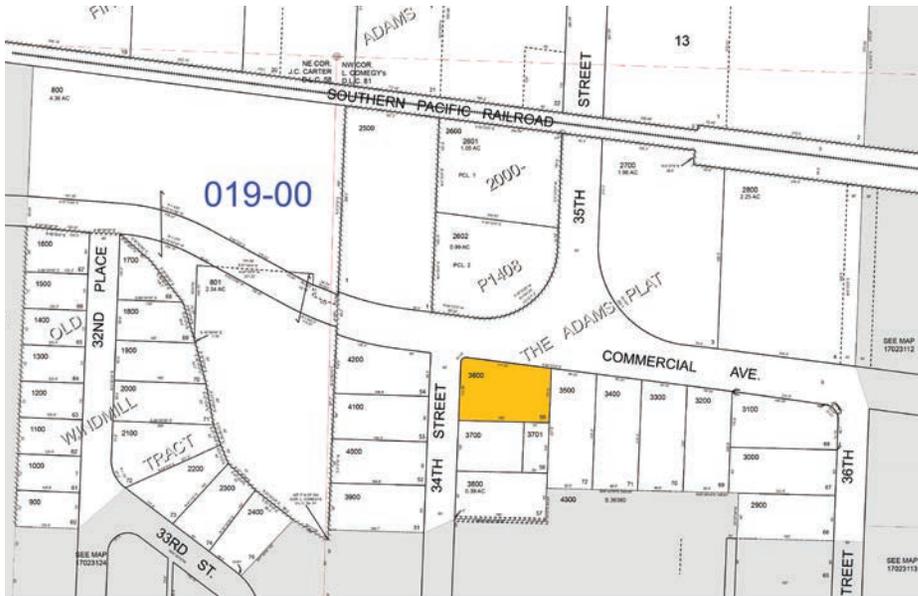
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## SITE

Zoned

Light-Medium Industrial

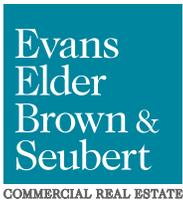
Site Size

20,909 square feet

Fenced Yard

# Location

697 34th Street | Springfield, Oregon 97478



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