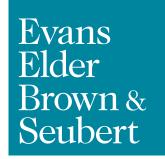


# Industrial Ground Lease or BTS

90860 Roberts Road Coburg OR 97408

### **DETAILS**

- Approximately 2.2 Acres Light Industrial Land (with ACA overlay) in Coburg OR
- Lot includes approximately 1,950 square foot office
- Fully rocked parcel for Build-to-Suit or Ground Lease
- I-5 on/off ramp 1/4 mile north with potential for I-5 visibility
- Ground Lease: \$5,500/month
- Build-to-Suit rates based on cost of developing property for tenant



COMMERCIAL REAL ESTATE

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office

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cell

Licensed in the State of Oregon.

# Industrial Lot for Lease

90860 Roberts Road | Coburg OR 97408



#### CONTACT

# Jack Pennington

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101 East Broadway Suite #101 Eugene, OR 97401

Licensed in the State of Oregon.

## **APPROXIMATELY 2.2 ACRES**

• Zoned: LI | Light Industrial

• Overlay: X | Architecturally Controlled Area



- 1,950 sf office includes 3 offices & 1.5 baths
- Lot is currently fully rocked
- Owner willing to fence lot for negotiated ground lease rate adjustment
- Build-to-suit rate based on costs of developing site specifically for tenant

