

FOR LEASE

High-Quality Warehouse Space

3500 Chad Drive
Eugene, OR 97408

APPROXIMATELY 58,335 SF | GUARD PUBLISHING BUILDING

- High-quality, climate controlled, concrete-tilt warehouse space
- Ceiling heights vary between 23' - 26' & are approx. 40' in the old press area
- North Eugene, Chad Drive location is easily accessible to both Eugene and Springfield, as well as, I-5
- Excellent on-site parking
- Space includes 6 dock loading doors (2 with levelers), 1 drive-in grade door on the east side of the building as well as two small grade roll up doors on the north side of the building
- Lunchroom, restrooms & office space
- 95¢ per square foot, per month, fully serviced, excluding janitorial

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

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Floor Plan

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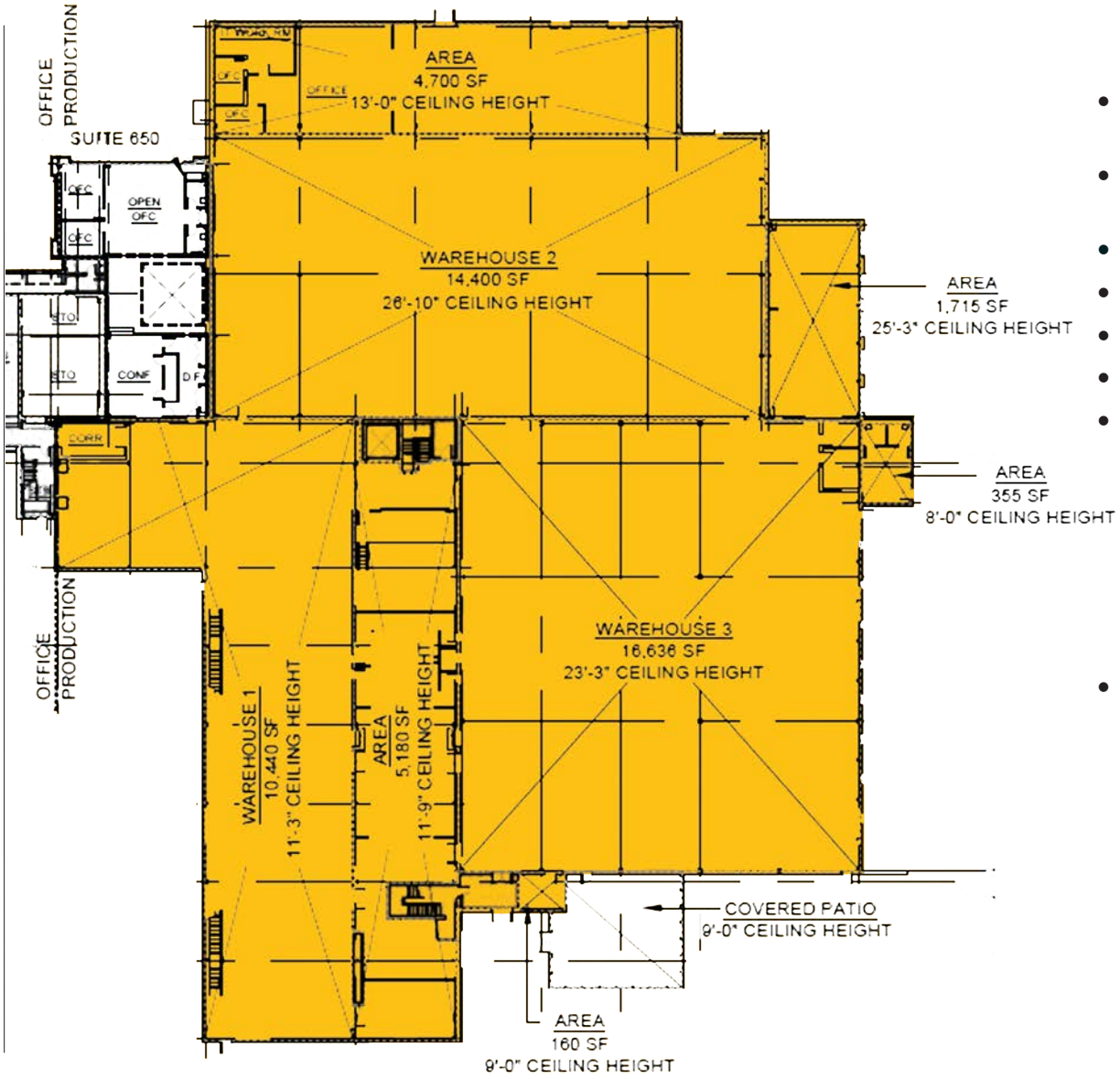
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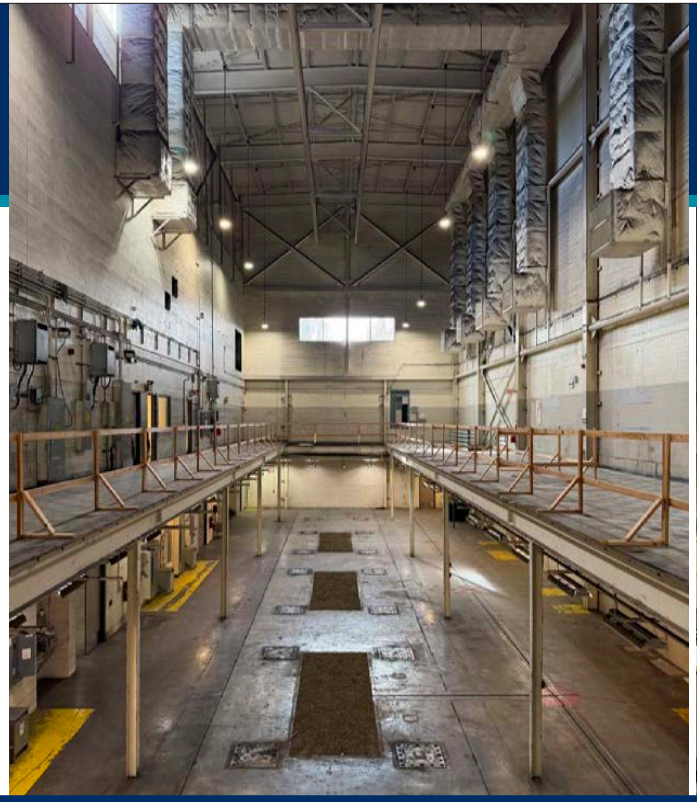
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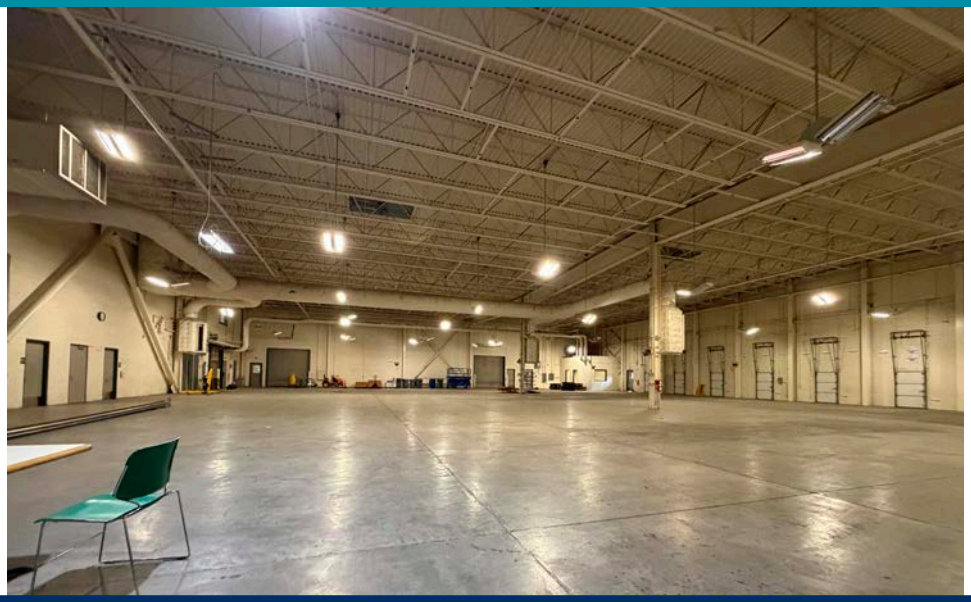


WAREHOUSE

- High-quality, climate controlled, concrete-tilt warehouse space
- Varying ceiling heights noted on floor plan
- Sprinkled
- Multiple small office spaces
- Lunch room area
- Restrooms
- Nine doors including:
  - 6 dock-high loading doors (2 with levelers)
  - 1 drive-in grade door on the east side of the building
  - 2 small roll-up grade doors on the north side of the building
- 95¢ per square foot, per month, fully serviced, excluding janitorial

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Photographs

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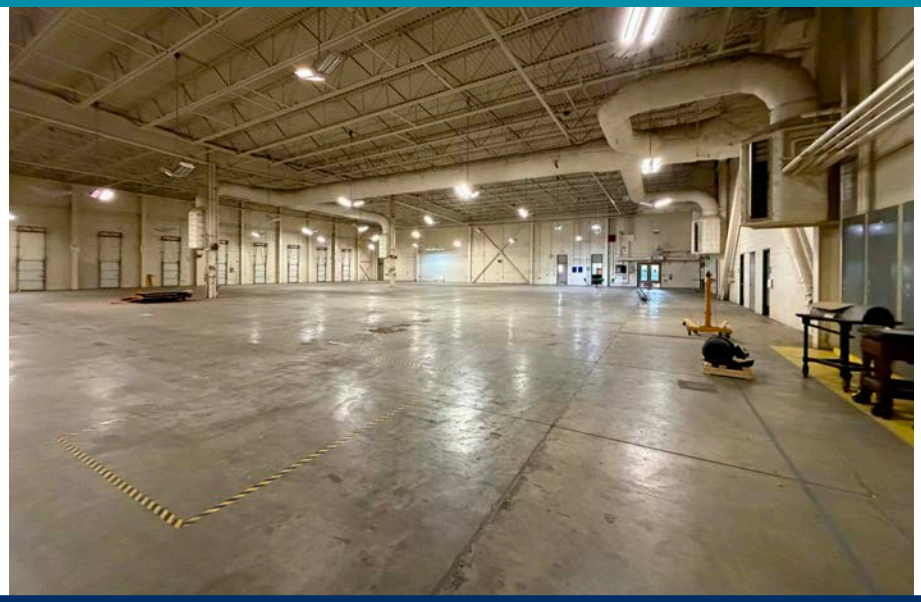
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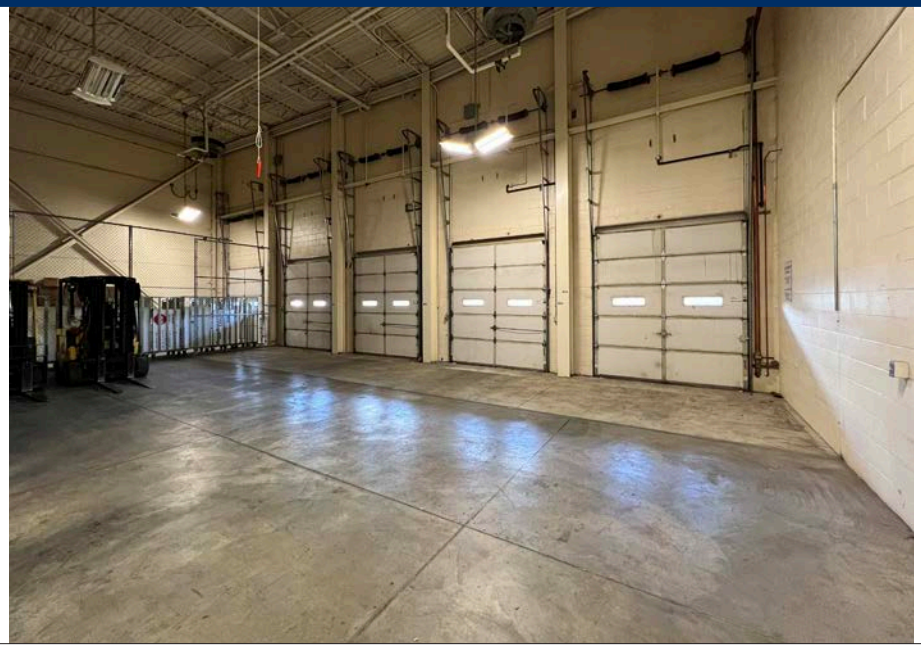
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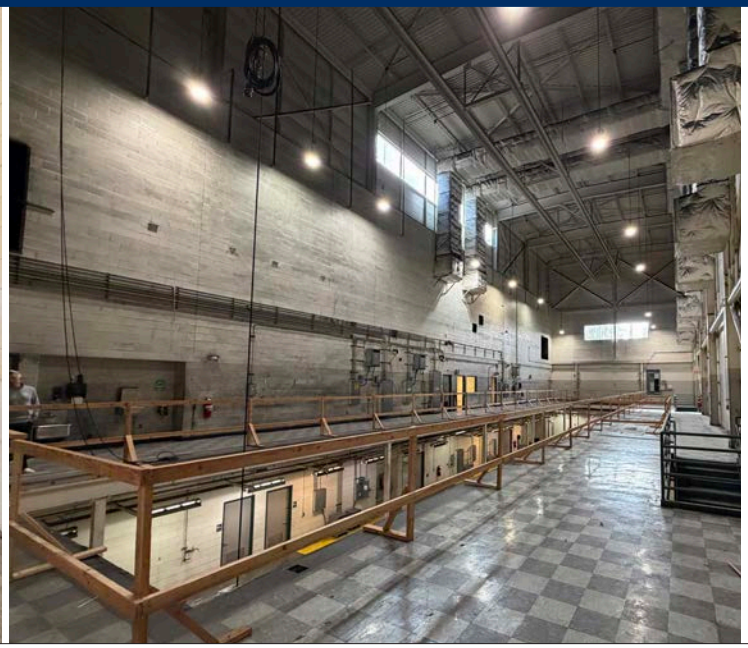
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Aerial

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Location

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