

**Evans  
Elder  
Brown &  
Seubert**

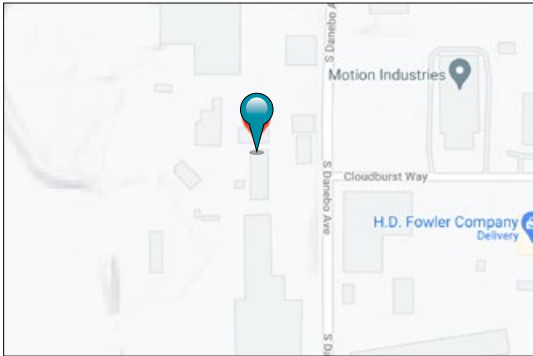
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
Eugene, OR 97401  
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*eebcre.com*

## FOR LEASE

87 Danebo Avenue, Building B  
Eugene, Oregon



### CONTACT

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Licensed in the State of Oregon

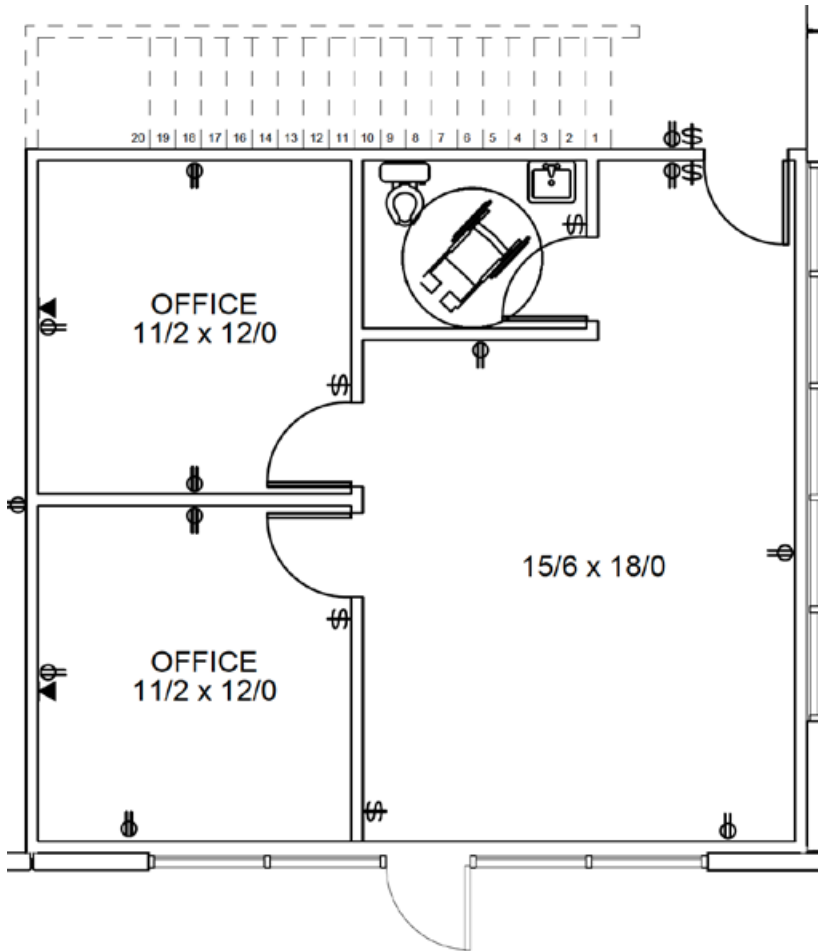


## New Concrete Tilt Industrial Building

### Multiple Loading Docks

- Minimum 6,250 square feet
- Total of 43,750 square foot
- Dock loading doors
- High pile storage
- \$0.85 per square foot plus Triple Nets (approximately \$0.18 per square foot)

# Overview



## Loading Doors with each 6,250 square feet

- One 20' x 10' grade level door in front
- Two 9' x 10' dock height doors in the rear
- One 12' x 14'' with ramp for drive-in capabilities in the rear

## Office (approximately 660 square feet)

- Storefront
- Reception
- Two offices
- Restroom

## High Pile Storage

- Ceiling height 24'
- Fire Sprinkling for High Pile Storage

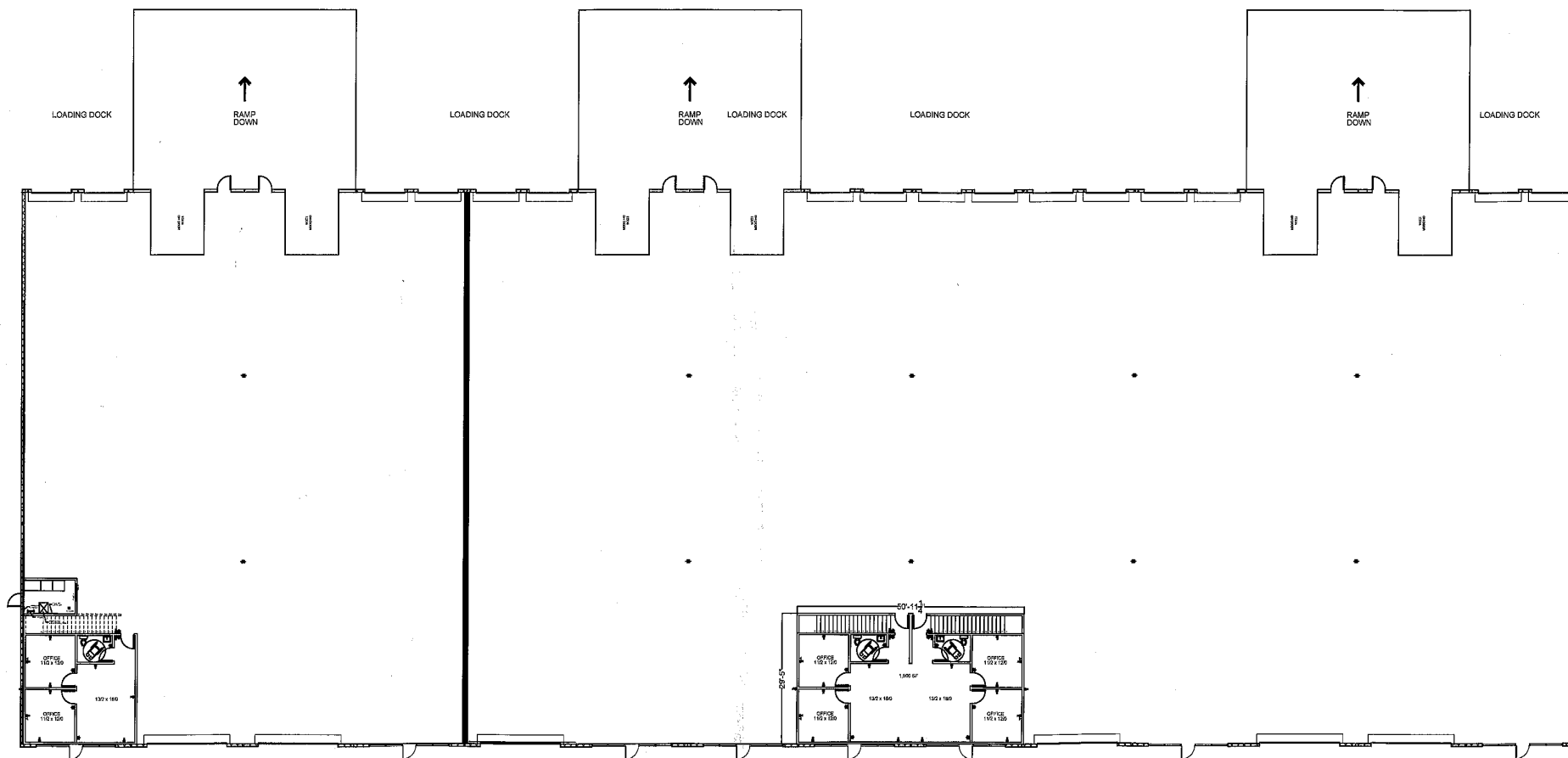
## Electric

- 200 amp in each 6,250 square feet
- 120/208 volt - three phase

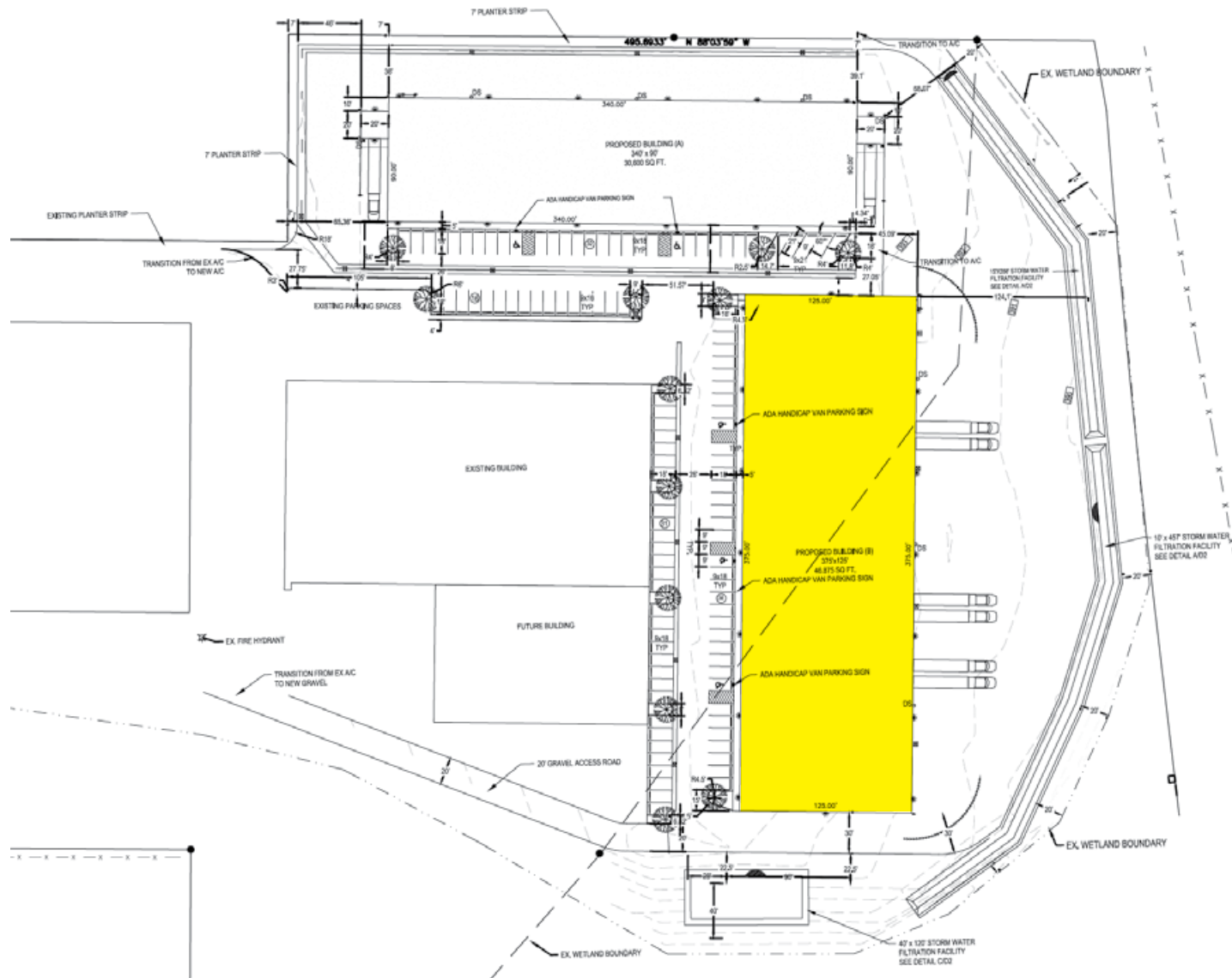
## Triple Nets

- Estimated \$0.18 per square foot, which includes:
  - Property taxes
  - Building insurance
  - Water-sewer-stormwater
  - Common area maintenance

# Floor Plan



# Site



# Location

