

**Evans
Elder
Brown &
Seubert**

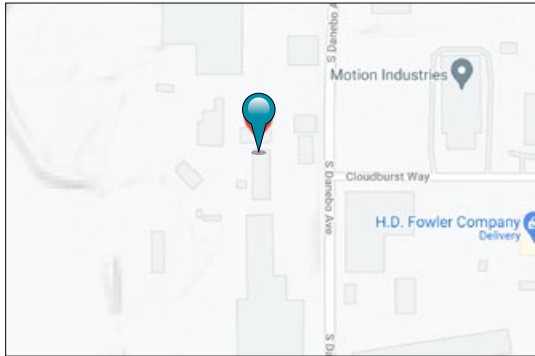
COMMERCIAL REAL ESTATE

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FOR LEASE

87 Danebo Avenue, Building B
Eugene, Oregon



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Licensed in the State of Oregon



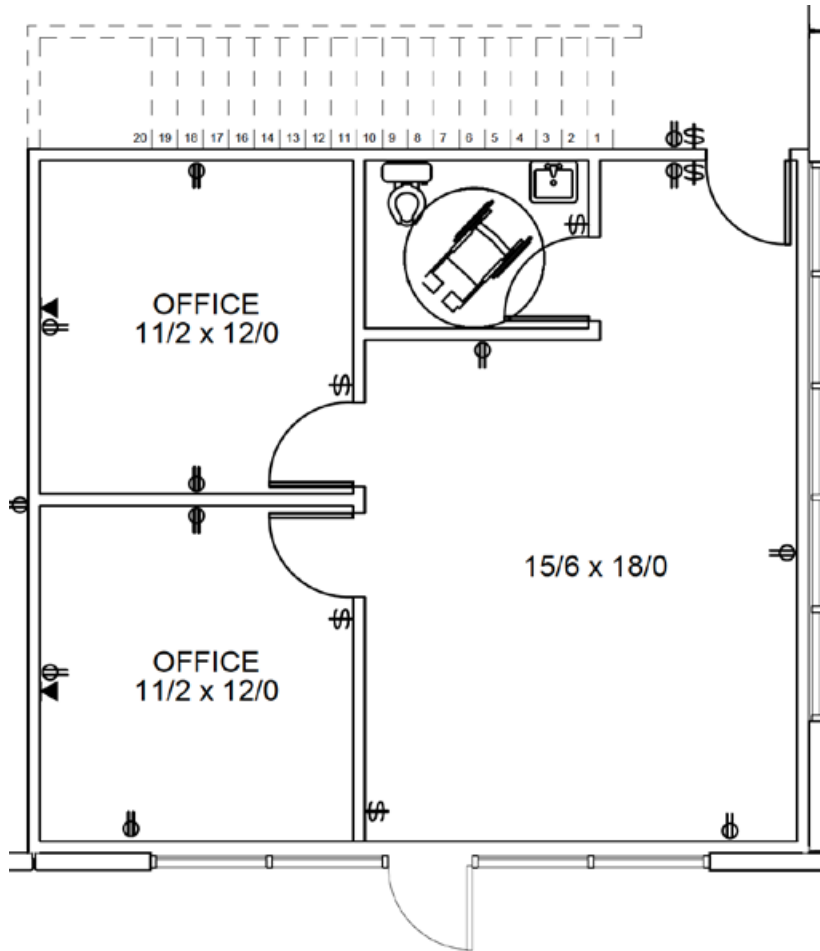
New Concrete Tilt Industrial Building

Multiple Loading Docks

- Under construction – photo is of a similar adjacent building
- Minimum 6,250 square feet
- Total of 43,750 square foot
- Dock loading doors
- High pile storage
- \$1.00 per square foot plus Triple Nets (approximately \$0.18 per square foot)

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information.
Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

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

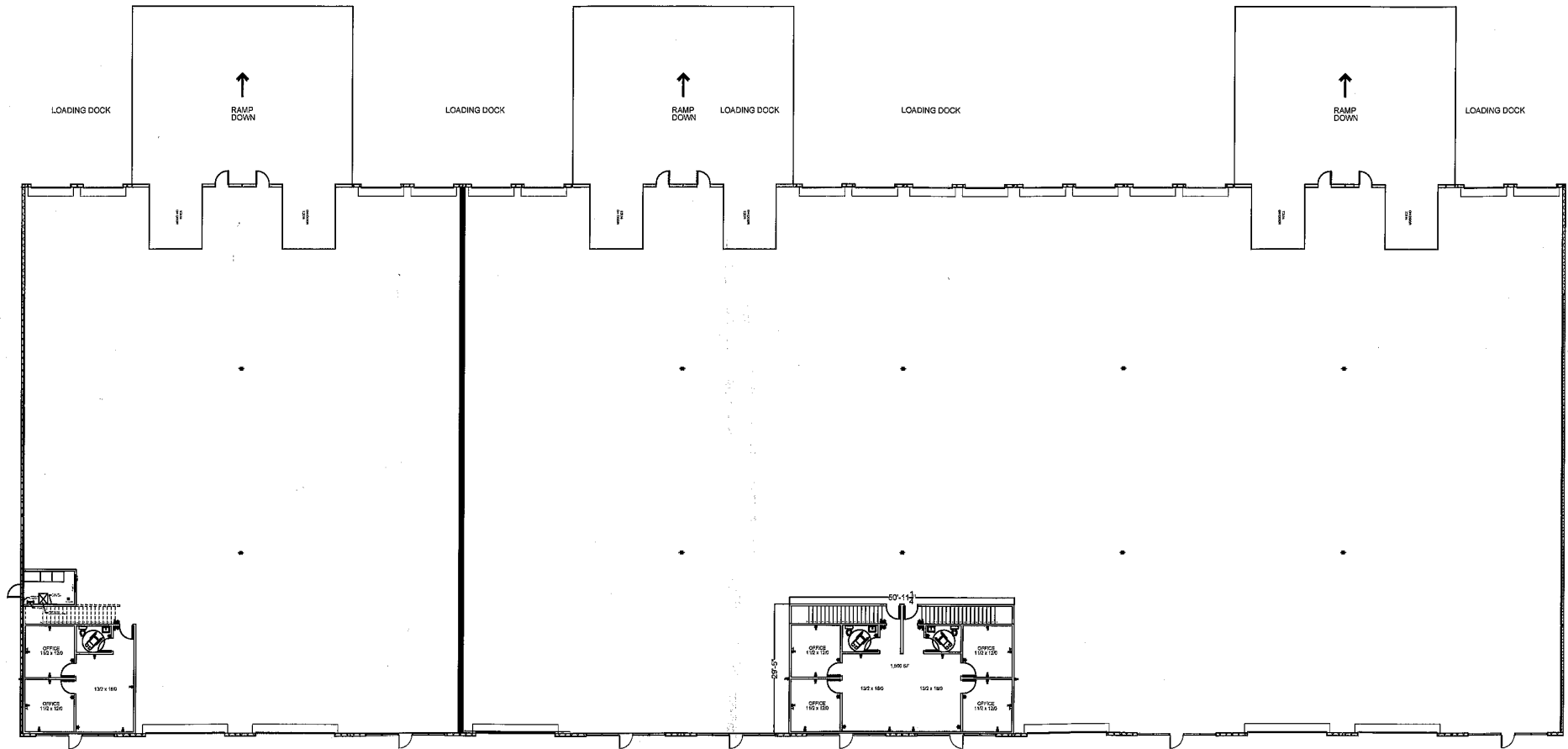
Electric

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

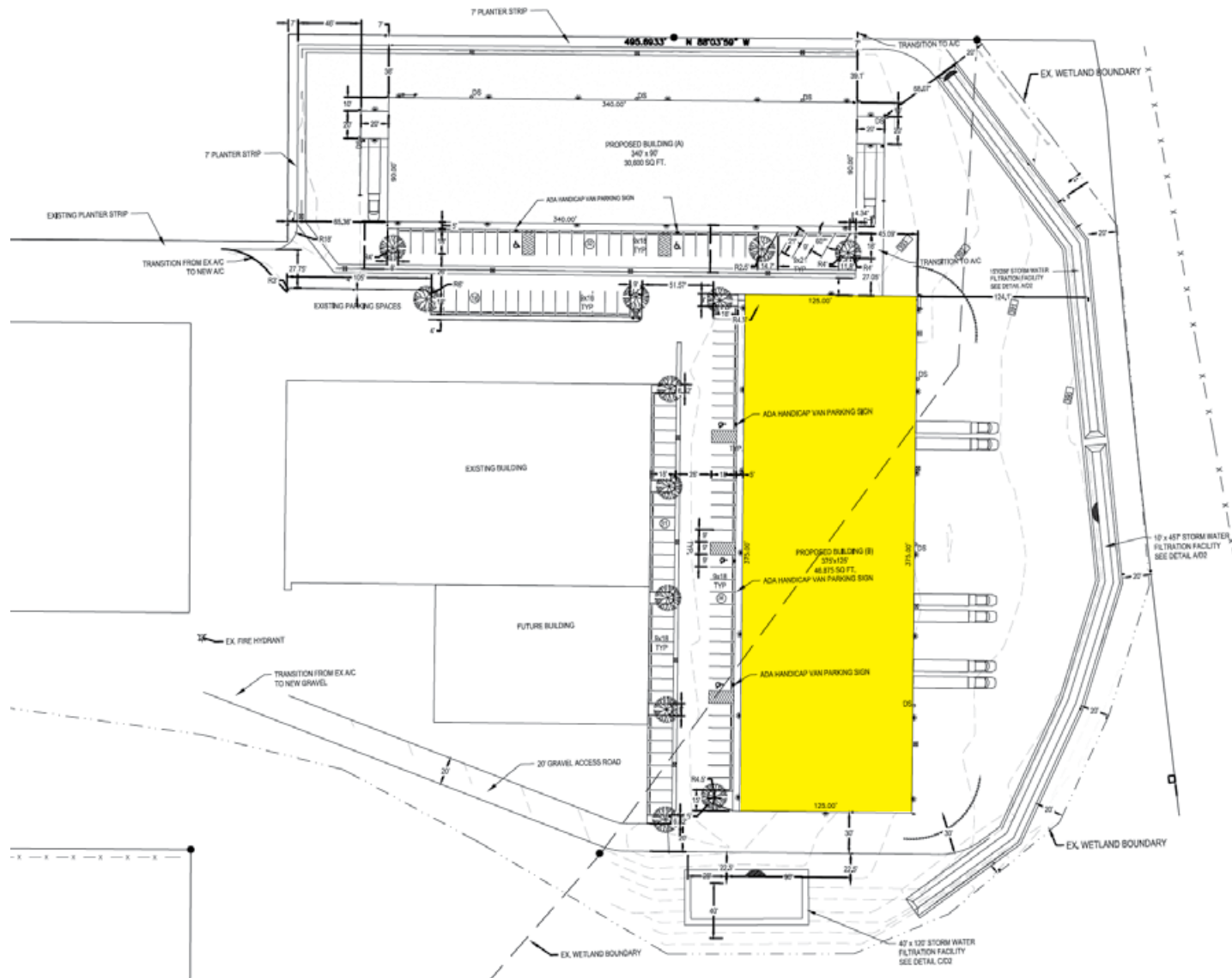
Triple Nets

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

Floor Plan



Site



Location

