

**Evans
Elder
Brown &
Seubert**

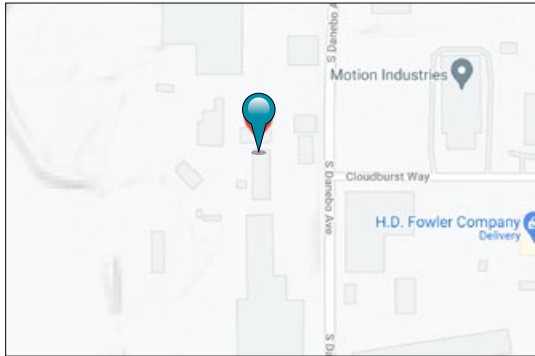
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

87 Danebo Avenue, Building B
Eugene, Oregon



CONTACT

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Licensed in the State of Oregon

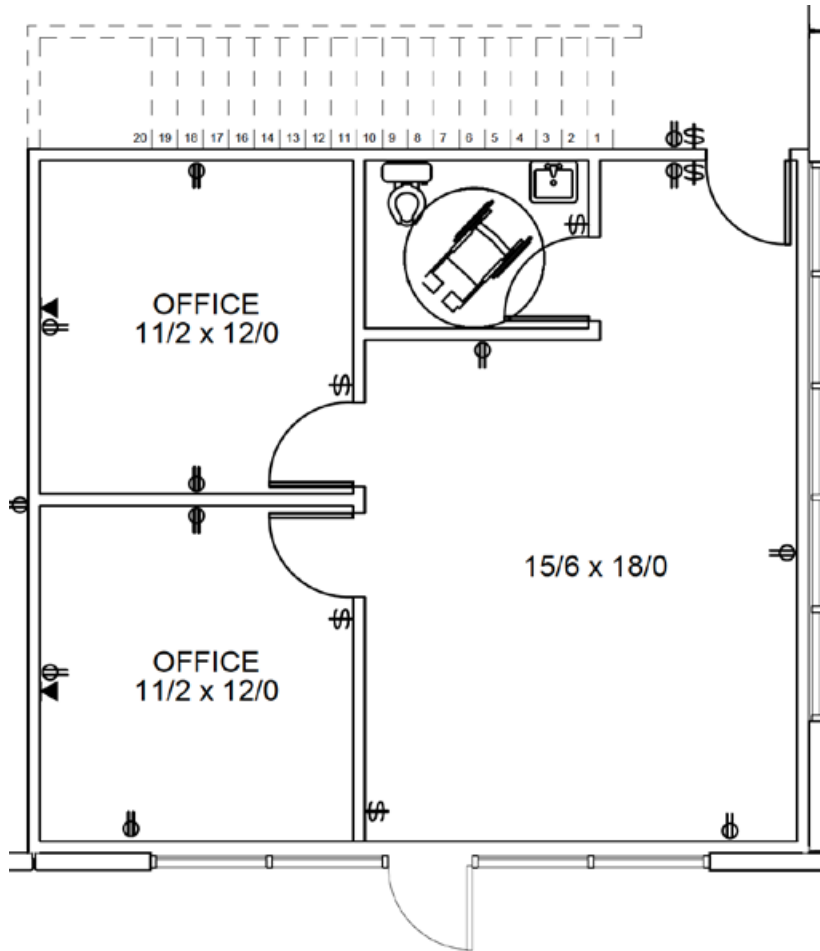


New Concrete Tilt Industrial Building

Multiple Loading Docks

- Minimum 6,250 square feet
- Total 31,250 square feet
- 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

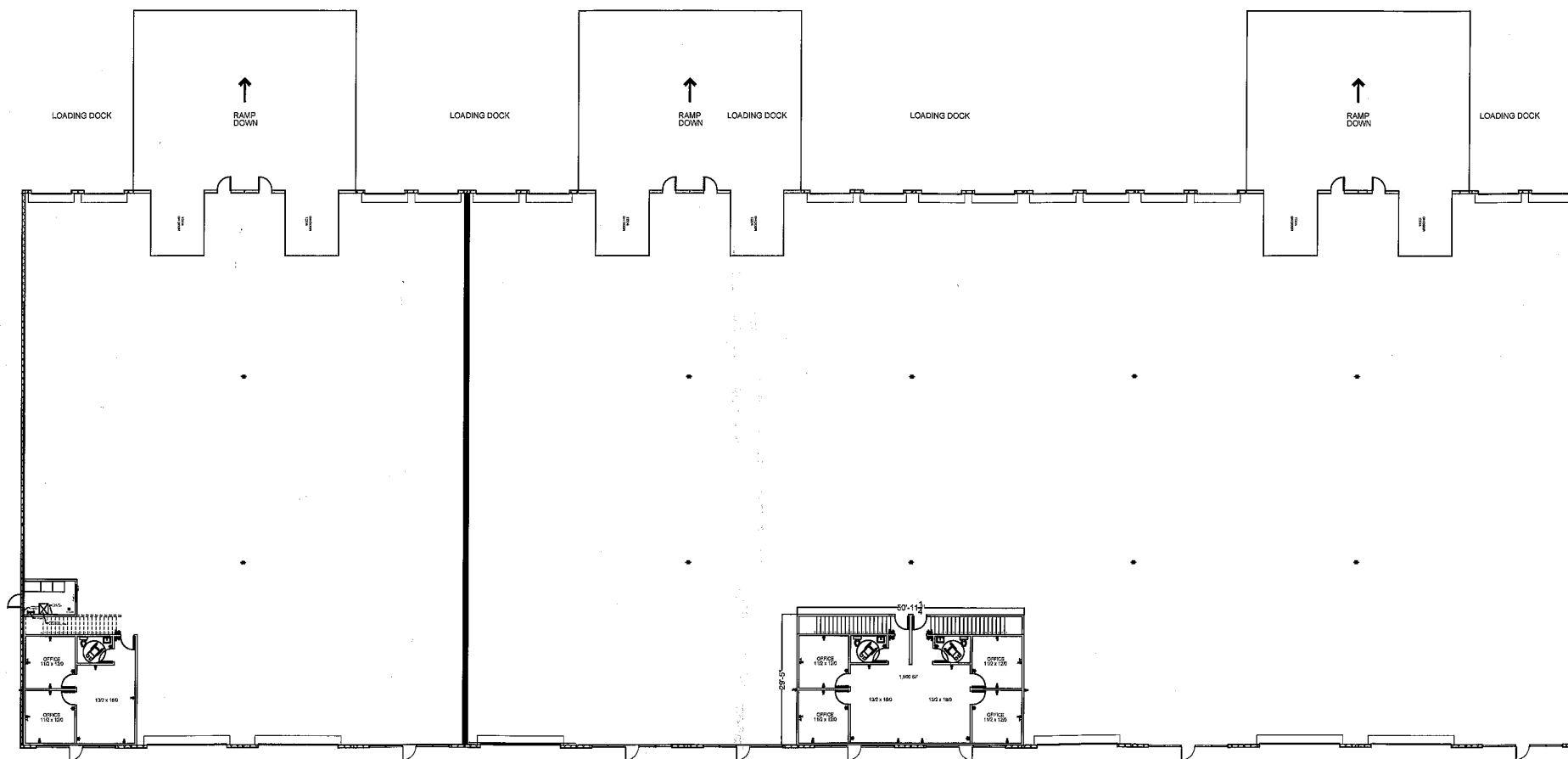
Electric

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

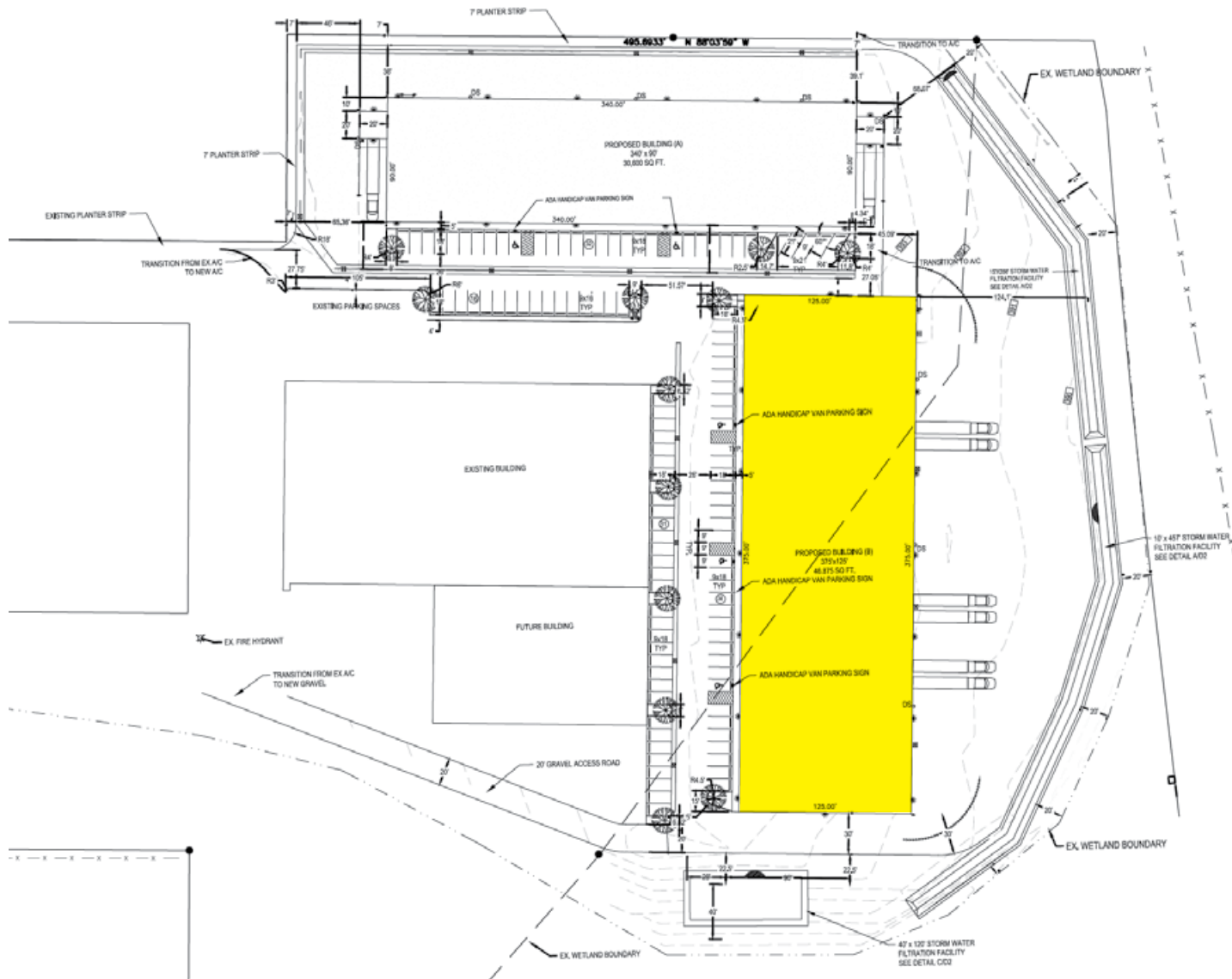
Triple Nets

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

Floor Plan



Site



Location

