



FOR SALE

Industrial Building with Office/Showroom/Production

4828 West 11th Avenue

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE



Food Grade Production Facility

Industrial Building with Office/Showroom/Production

ADDRESS:

4828 West 11th Avenue

- 20,991 square foot building
 - 5,407 square feet of prominent showroom and offices
 - 15,584 square feet of production and warehouse
- Full kitchen with 10' hood, sinks and stove
- Large 48' x 46' cooler
- Large 63' x 31' freezer room plus two smaller freezer rooms
- Production area and clean rooms
- 480/277 three phase power
- Fully sprinklered

PRICE: \$ 3,750,000

Brokers

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(541) 345-4860





Property

The property previously operated as Oregon Lox Company, a fish smokehouse. Production, distribution and retail sales functioned from the property.

The building constructed in 2006 contains 20,991 square foot composed of 5,407 square feet of finished showroom, retail area, kitchen and office area, and 15,584 square feet of a steel-framed building for production, warehouse area and distribution

Production and Warehouse Area

- Concrete floor/metal siding
- Two 12' x 14' grade-high overhead doors
- One 14' x 14' grade-high overhead door
- Restroom
- Production area heated and cooled
- 48' x 46' cooler. 10' ceiling height
- 63' x 31' freezer room (two smaller freezer rooms)
- Warehouse area is heated with suspended gas-fired units
- Building height 12'11" at the eaves

Showroom/kitchen and office

- Showroom, display and service counter
- Full kitchen
 - 10' hood with fire suppression (Vent Matic)
 - food processing room
 - stainless steel counters and sinks
 - Vulcan stove

- Five (5) private offices and conference room
- Four (4) restrooms
- Locker rooms
- Kitchenette in large breakroom
- Mezzanine for storage
- Heated and cooled

Production Area Coolers and Freezer rooms

- Russell refrigeration equipment
- BOHN condensers

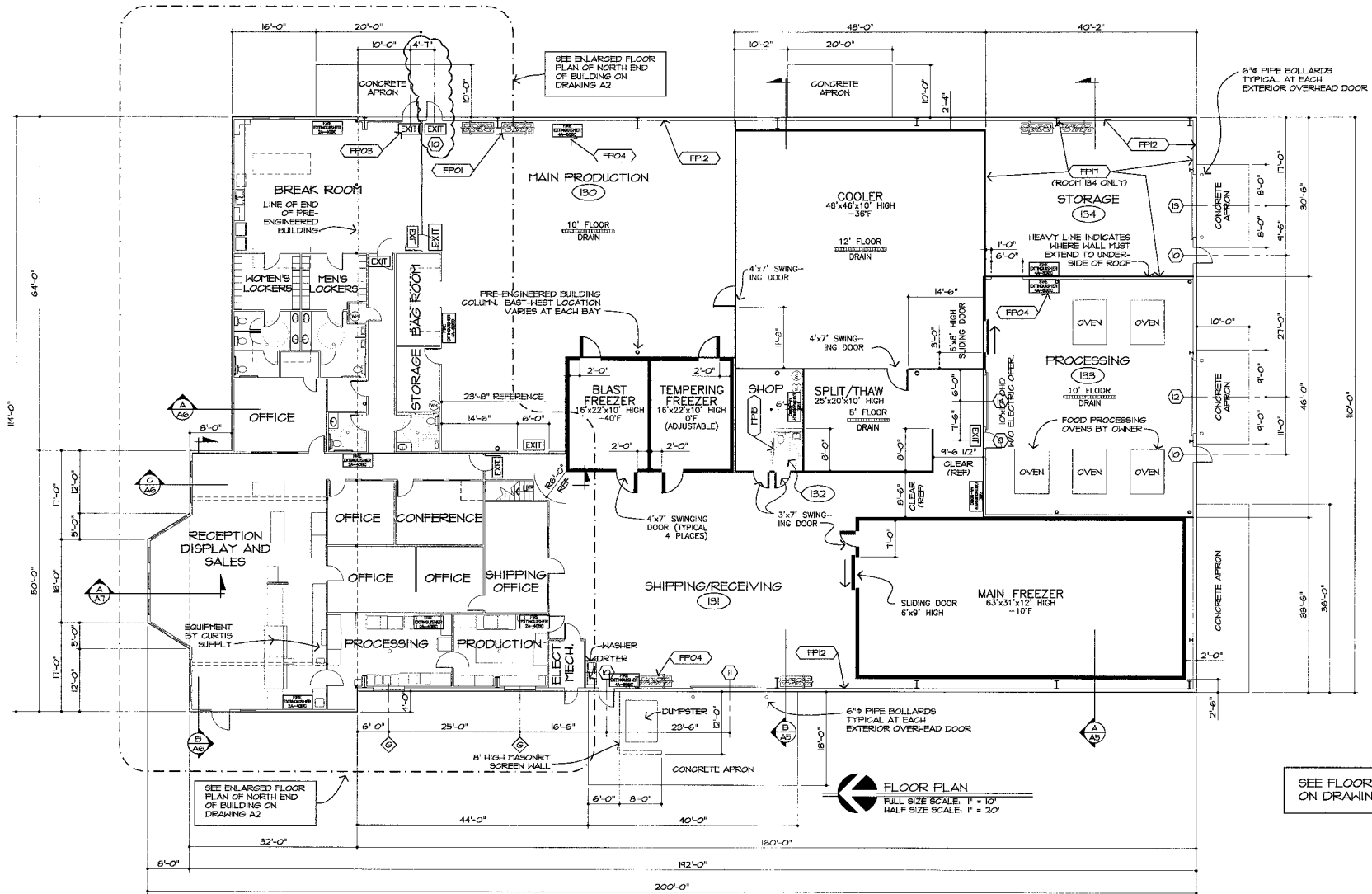
Electric Supply

- 480/277 volts 3 phase with 800-1,200-amp supply
- 208/120 volt 3 phase
- Multiple electric panels, outlets and drop cords

Fire Sprinkling

Hot water boiler

Floor Plan



SEE FLOOR PLAN NOTES ON DRAWING AT

Interior



Site

Description

- Located on West 11th Avenue, the major access between Eugene and the coast
- 87,993 square feet (2.02 acres) according to Lane County records
- Public utilities are connected to the site
- Access to West 11th Avenue

Parking

- Asphalt-paved parking marked for 67 vehicles

Signage

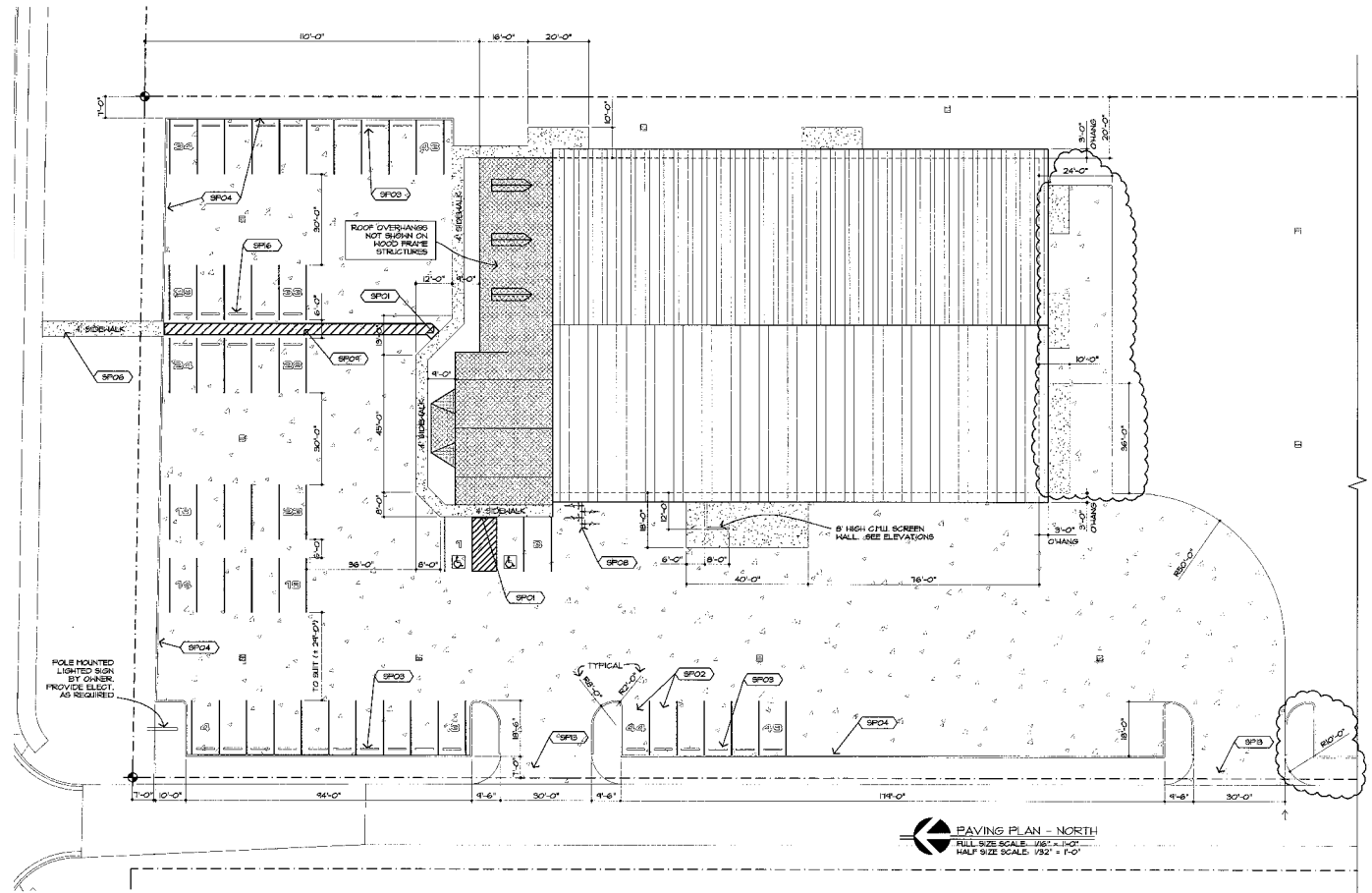
- Business sign mounted on a steel pole adjacent West 11th Avenue

Zoning

- Light Medium Industrial (I-2)

Floor Hazard

As of June 1, 1999, the property is in Zone X, areas determined to be outside the 500-year flood, and Zone AE, areas of 100-year flood. The flood zone area is located on the northeast corner of the site.



Lane County Assessors Information

- Map 17-04-33-30 Tax Lots 300, 400 & 600
- 2021-2022 Real Property Taxes \$27,807



4828 West
11th Ave.

126 569

W 11th Ave

Willow Creek

Amazon Creek

Randy Papé Beltline

S Bertels

Food Grade Production Facility

4828 West 11th Avenue
Eugene Oregon

For more information, contact:

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