

**Evans  
Elder  
Brown &  
Seubert**

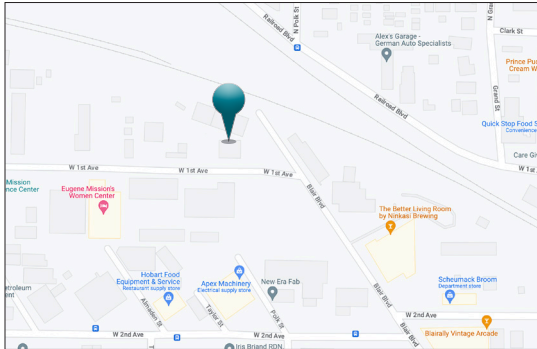
COMMERCIAL REAL ESTATE

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[eebcre.com](http://eebcre.com)

## FOR LEASE

1355 West 1st Avenue  
Eugene, Oregon 97402



### CONTACT

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Licensed in the State of Oregon



## Industrial Site With Offices & Warehouse Buildings 1.32 Acres + Improvements

- Office and warehouse buildings
- Paved and fenced
- Zoned Heavy Industrial (I-3)
- \$9,000 per month triple net

# Description



## Improvements

- 2,726 square foot office building
- 1,600 square foot warehouse building
- 1,109 square foot warehouse building
- 4,600 square foot open warehouse
- 2,000 square foot warehouse

## Flood Plain

- Area determined to be outside the 500-year flood

## Lane Country Assessor

- Tax Map and Lot No. 17-04-25-42-01600
- 2023-2024 Property Taxes \$12,955.76

## Landlord Access

- Landlord to retain vehicle access to property to the north

# Photographs

