

**Evans
Elder
Brown &
Seubert**

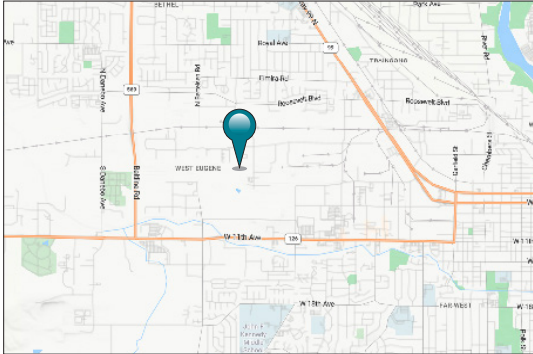
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

196 Wallis Street, Unit A
Eugene, Oregon



CONTACT

Stephanie Seubert
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(541) 345-4860

Licensed in the State of Oregon

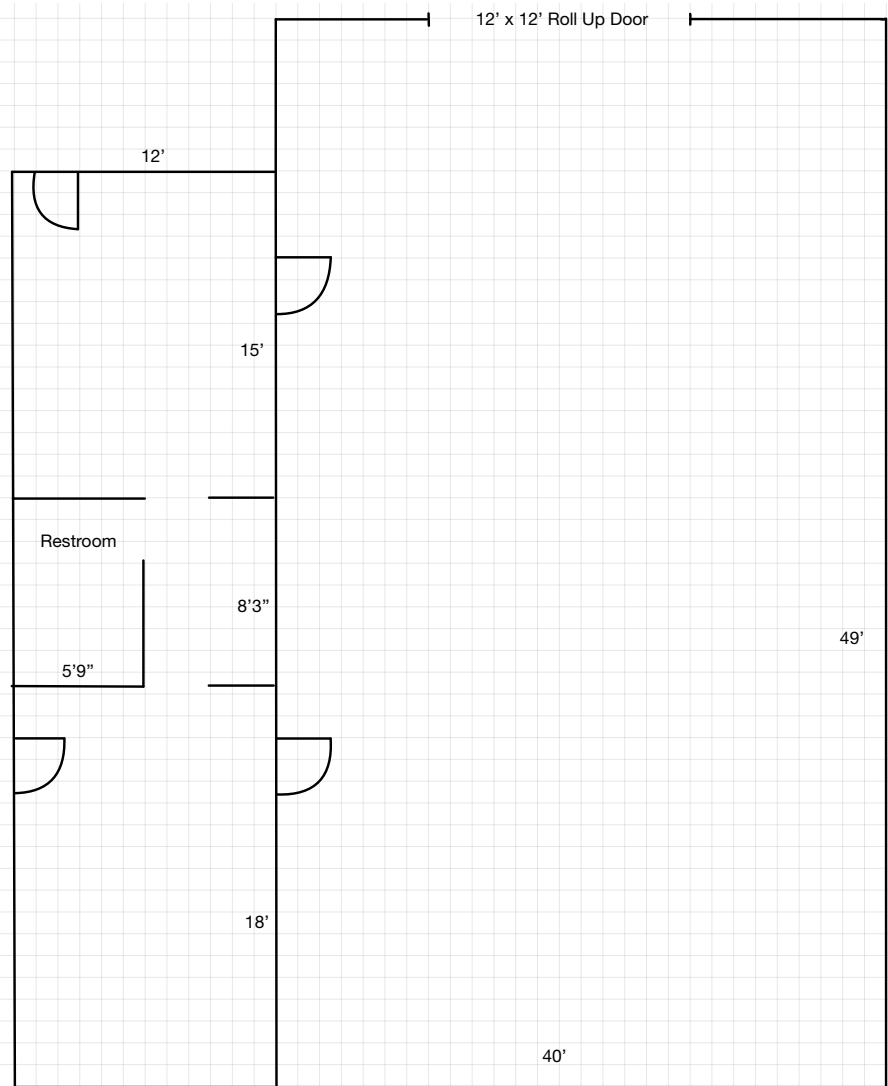


West Eugene Industrial Space

- Approximately 2,460 square feet of space
- Space includes one 12' x 12' roll up door, office space (approximately 500 sf) and a restroom
- Warehouse ceiling height is approximately 16' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ per square foot, per month, modified gross rent (tenant pays their own utilities, janitorial and \$100.00 per month toward water/sewer in addition to base rent)

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.

Floor Plan



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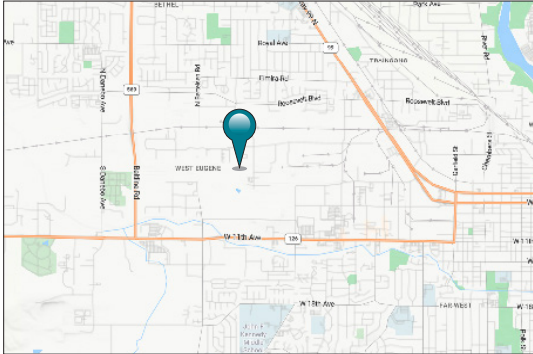
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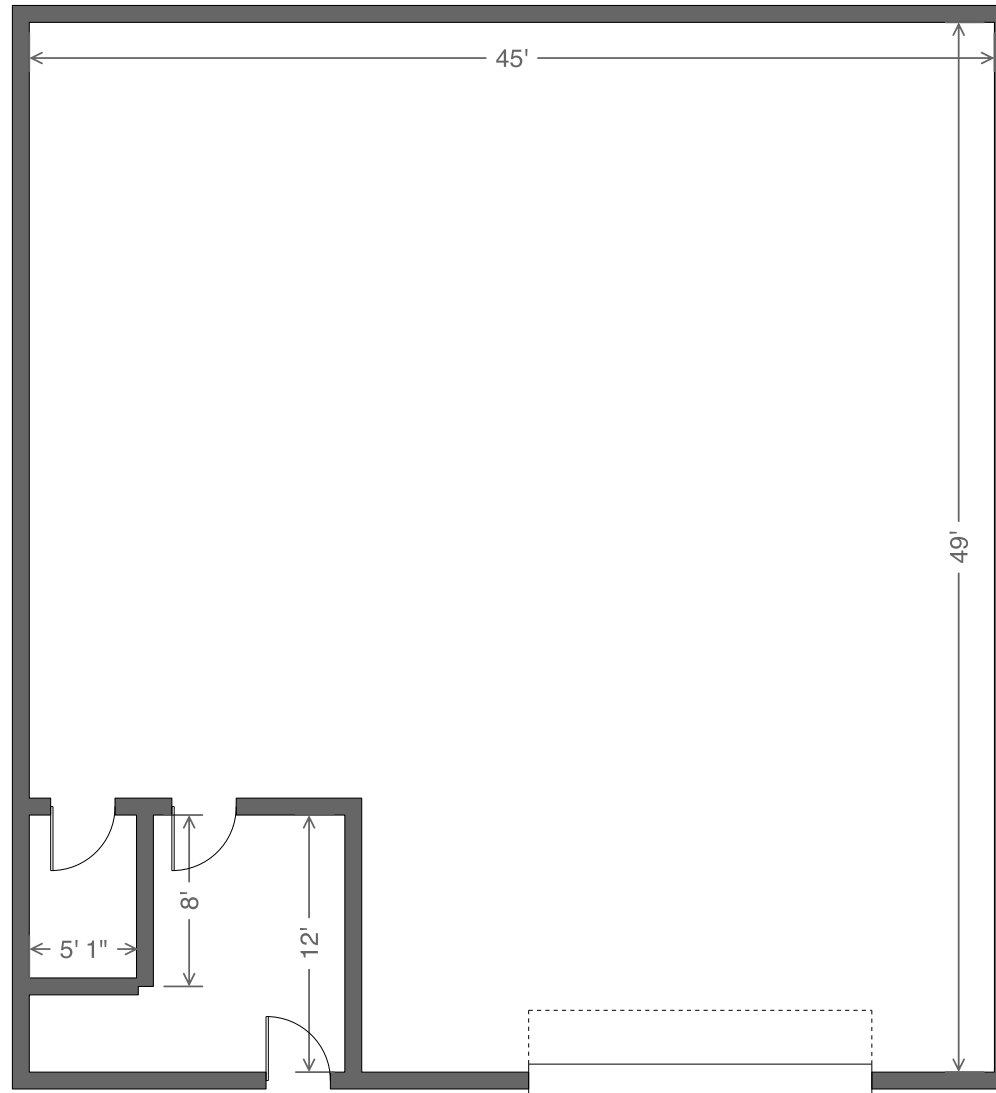


West Eugene Industrial Space

- Approximately 2,205 square feet of space
- Space includes one 12' x 12' roll up door, office space (approximately 120 sf) and a restroom
- Warehouse ceiling height is approximately 16' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ per square foot, per month, modified gross rent (tenant pays their own utilities, janitorial and \$100.00 per month toward water/sewer in addition to base rent)

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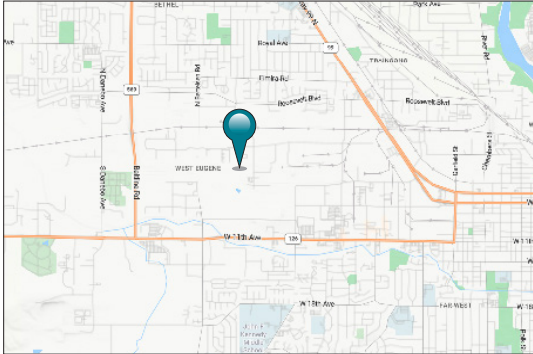
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FOR LEASE

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West Eugene Industrial Space

- Approximately 1,960 square feet of space
- Space includes one 12' x 12' roll up door, office space (approximately 120 sf) and a restroom
- Warehouse ceiling height is approximately 16' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ per square foot, per month, modified gross rent (tenant pays their own utilities, janitorial and \$100.00 per month toward water/sewer in addition to base rent)

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