



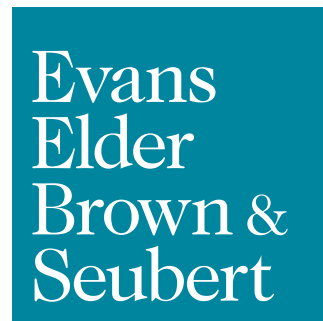
FOR LEASE

Industrial Unit C

196 Wallis Street
Eugene, OR 97402

UNIT C AVAILABLE

- 2,050 square feet
- Unit includes one 12' x 12' roll up door, office space (approximately 120 square feet), and a restroom
- Warehouse ceiling height is approximately 14' at the base of the eaves
- The property is zoned I-2 (Light-Medium Industrial)
- 85¢ per square foot, per month, modified gross
(Tenant pays their own utilities, janitorial, and \$100.00 per month toward water/sewer in addition to base rent.)



COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert
stephanie@eebcre.com

Jackson Seubert
jackson@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

West Eugene Industrial Units

196 Wallis Street
Eugene OR 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

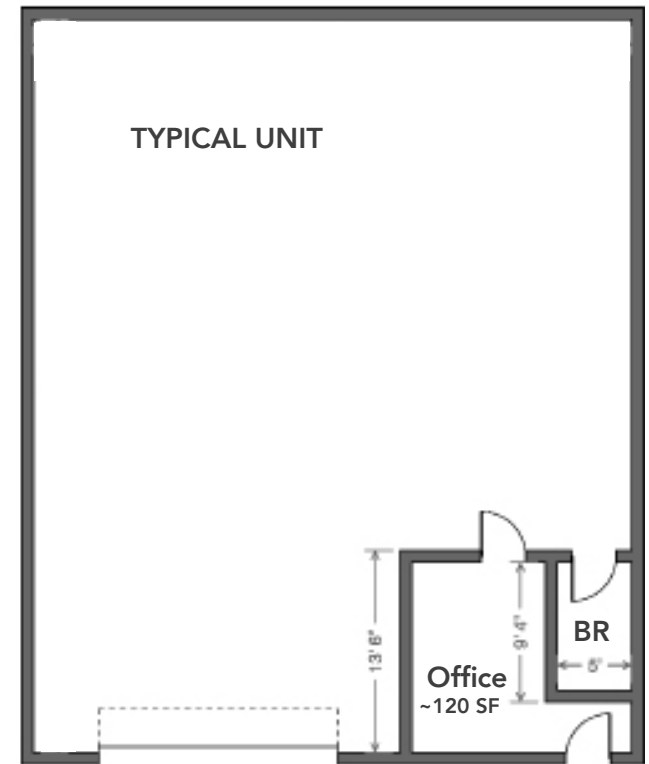
**Jackson
Seubert**

jackson@eebcre.com

(541) 345-4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



INDUSTRIAL UNITS

- Unit C: 2,050 square feet
- New roof & siding
- Updated electrical & plumbing
- Gas heater in each unit