



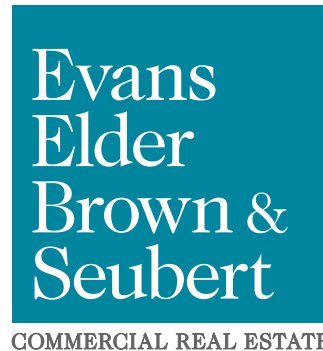
**FOR LEASE**

# Industrial Units C & D

196 Wallis Street  
Eugene, OR 97402

## TWO AVAILABLE UNITS

- Available spaces:
  - Unit C: 2,050 square feet
  - Unit D: 2,000 square feet
- Each unit includes one 12' x 12' roll up door, office space (approximately 120 sf), and a restroom
- Warehouse ceiling height is approx. 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.)*



## CONTACT

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**Jackson Seubert**  
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**(541) 345-4860**

Licensed in the State of Oregon.

# Typical West Eugene Industrial Units

196 Wallis Street  
Eugene OR 97402

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

**Stephanie  
Seubert**

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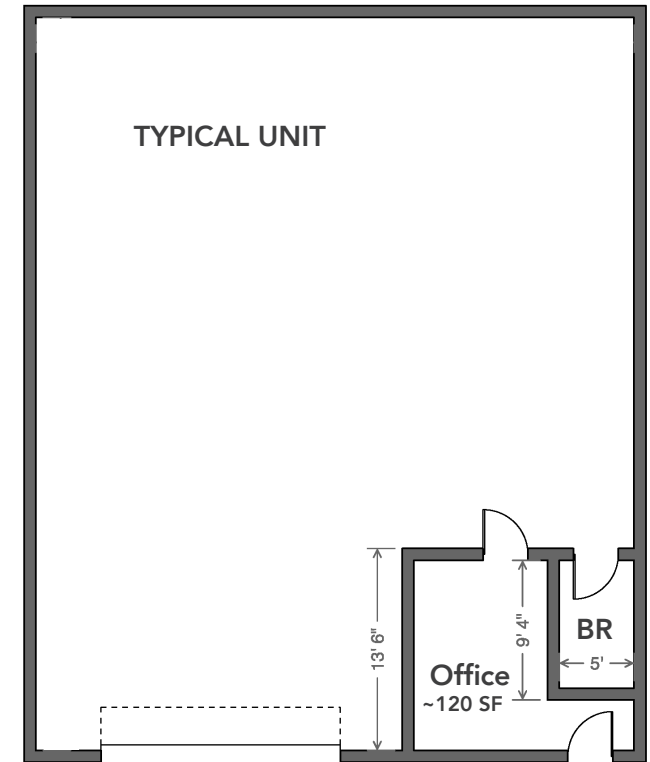
**Jackson  
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101 East Broadway  
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Eugene, OR 97401

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## INDUSTRIAL UNITS

- Unit C: 2,050 square feet
- Unit D: 2,000 square feet
- New roof & siding
- Updated electrical & plumbing
- Gas heater in each unit
- Unit D features shower in bathroom