



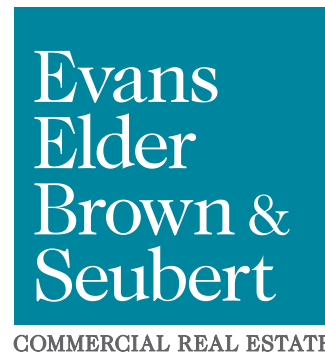
FOR LEASE

Industrial Units C & D

196 Wallis Street
Eugene, OR 97402

TWO AVAILABLE UNITS

- Each unit is approximately 1,960 square feet of space
- Each unit includes one 12' x 12' roll up door, office space (approximately 120 sf), 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.)



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

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Seubert**

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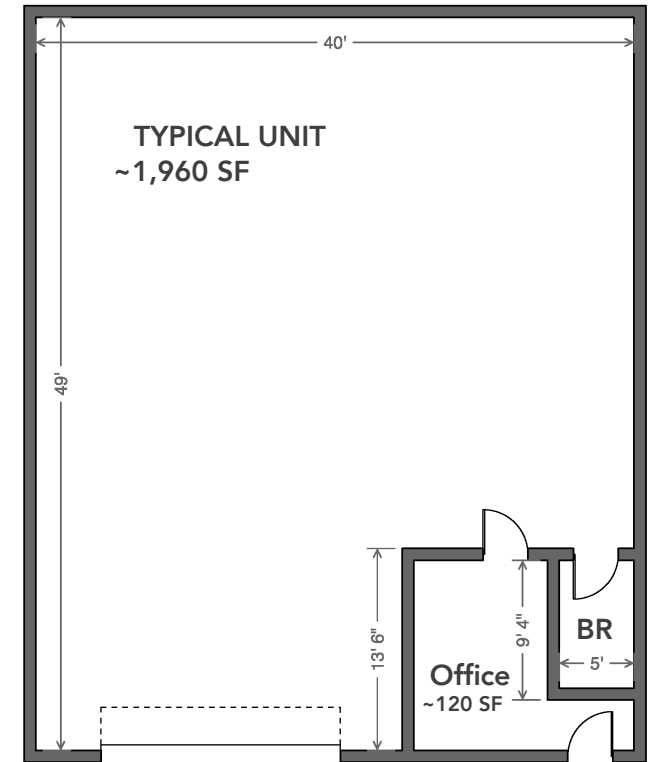
**Jackson
Seubert**

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101 East Broadway
Suite #101
Eugene, OR 97401

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Unit C & Unit D

APPROX. 1,960 SF EACH

- New roof & siding
- Updated electrical & plumbing
- Gas heater in each unit
- Unit D features shower in bathroom