

**Evans
Elder
Brown &
Seubert**

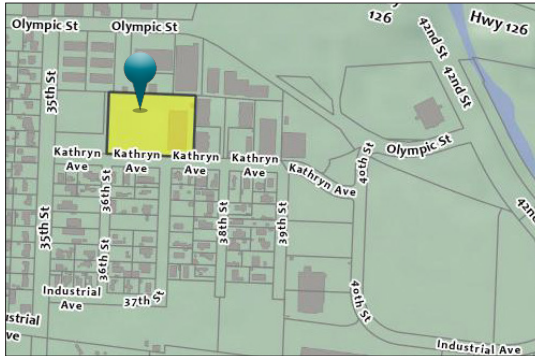
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

35th St. & Kathryn Ave.
Springfield OR 97478



Building
under construction.
Similar prototype pictured.

CONTACT

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Licensed in the State of Oregon



New Concrete Tilt Warehouse

MULTIPLE DOCK AND GRADE LOADING DOORS

- 17,000 square feet total | Can be demised to 5,000 square feet
- Available November 1, 2024
- Zoned Heavy Industrial (HI)
- Fire sprinkled
- \$0.90 per square foot, triple net

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.

Description & Floor Plan

CAN BE DEMISED

- 5,000 square feet
- 7,000 square feet
- 10,000 square feet
- 12,000 square feet
- 17,000 square feet

LOADING DOORS IN 5,000 SQUARE FEET

- Two 9' x 10' loading doors
- One 12'x14' dock door with ramp

LOADING DOORS IN 7,000 SQUARE FEET

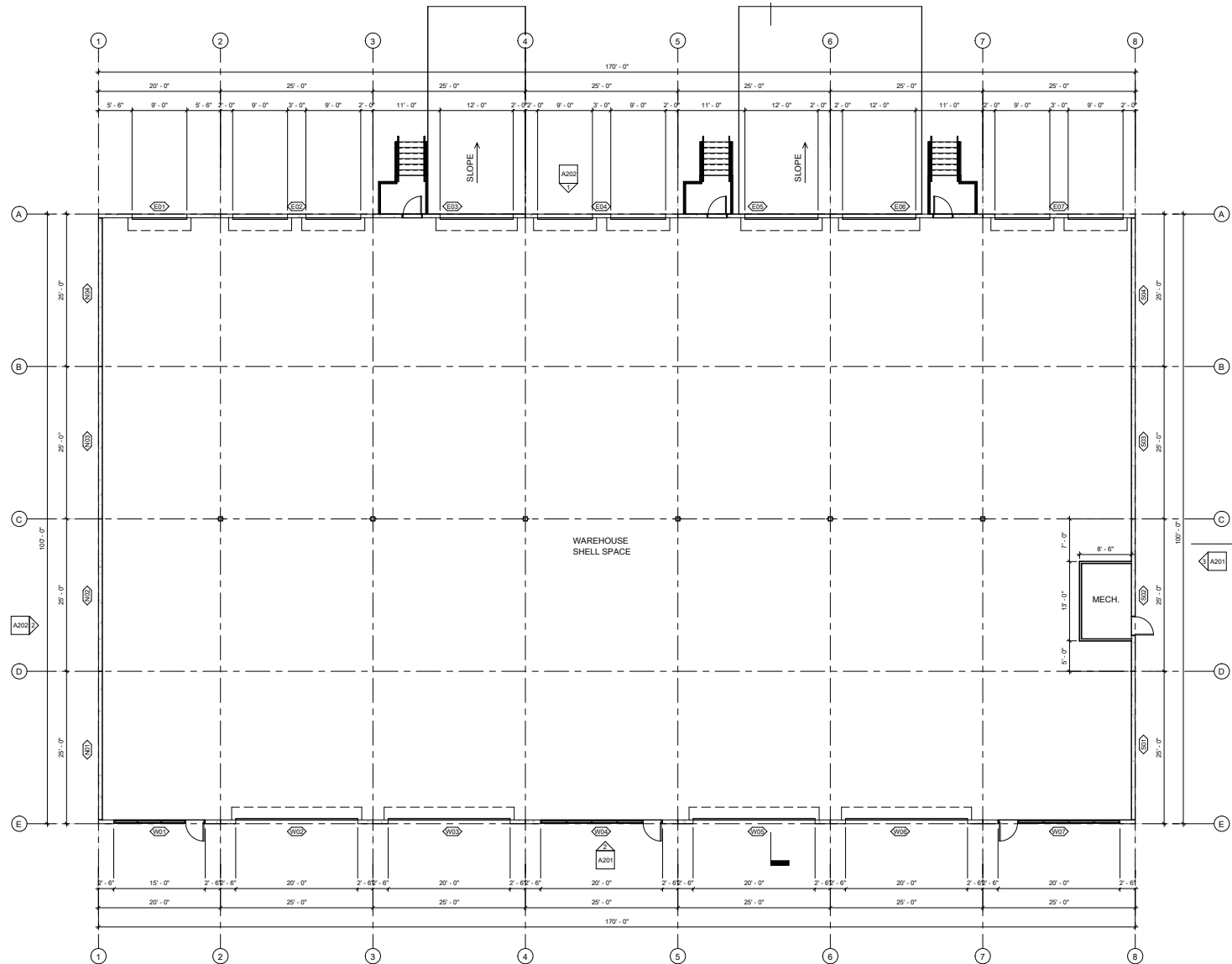
- Three 9' x 10' loading doors
- One 12'x14' dock door with ramp

CEILING

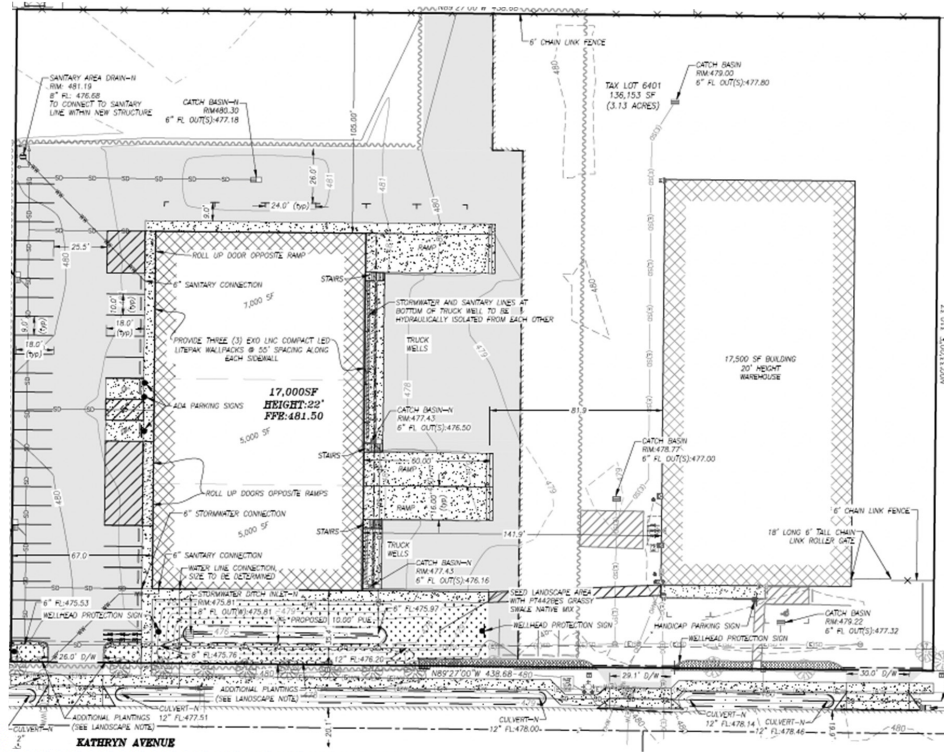
- 24' clear ceiling height
- Clerestory windows

BUILD-OUT

- ADA Restroom
- Office can be added with rent of \$1.00 per sq. ft. triple net



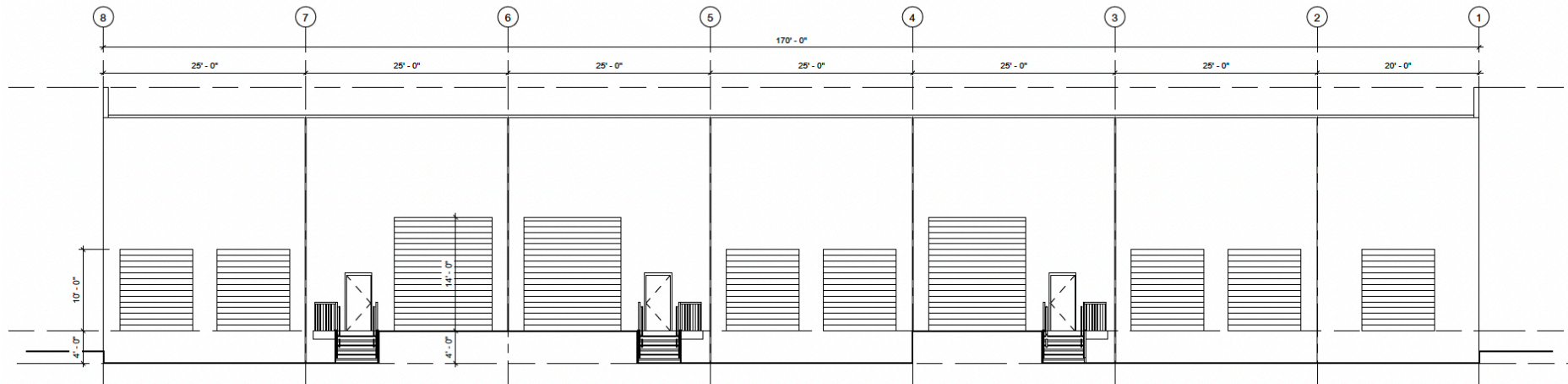
Additional Plans



TRIPLE NETS

Estimated \$0.25 per sq. ft.

- Property taxes
- Building insurance
- Water / sewer
- Management



Location

