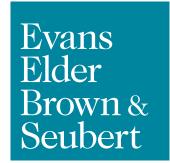


New Warehouse Spaces

520 Conger Street Eugene OR 97402

2,832 SQUARE FEET OR 5,664 SQUARE FEET

- Two (2) 14' x 14' loading doors
- 16' ceiling
- \$0.90 per square foot, triple net



COMMERCIAL REAL ESTATE

CONTACT

Jeff Elder jeff@eebcre.com

Ashley Hope Elder

ashley@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

New Warehouse Spaces



CONTACT

Jeff Elder

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Ashley Hope Elder

ashley@eebcre.com

(541) 345-4860

101 East Broadway Suite #101 Eugene, OR 97401

Licensed in the State of Oregon.



EXIT TRAVEL DISTANCE = 73* Warehouse Space 1 COMMON PATH TRAVEL = 71*

TRIPLE NETS

Estimated to be \$0.20 per sq. ft. per month

- Property taxes
- Building insurance

ZONING

Zoned I-3 Heavy Industrial

PARKING

On-site parking spaces

ELECTRIC SERVICE

- 240/120 volt
- 200 amp
- 3-phase

SITE PLAN

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.