



Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Jeff Elder

jeff@eebcre.com

Ashley Hope Elder

ashley@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

12,174 SQUARE FEET

- 6,510 sq. ft. warehouse building with 1,685 sq. ft. of offices
- New warehouse building with 5,664 sq. ft. available
- \$0.90 per sq. ft. per month, triple net

FOR LEASE

2 Industrial Buildings with Office

520 CONGER STREET, EUGENE, OREGON 97404

Building Floor Plans

520 Conger Street
Eugene, Oregon 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Jeff
Elder

jeff@eebcre.com

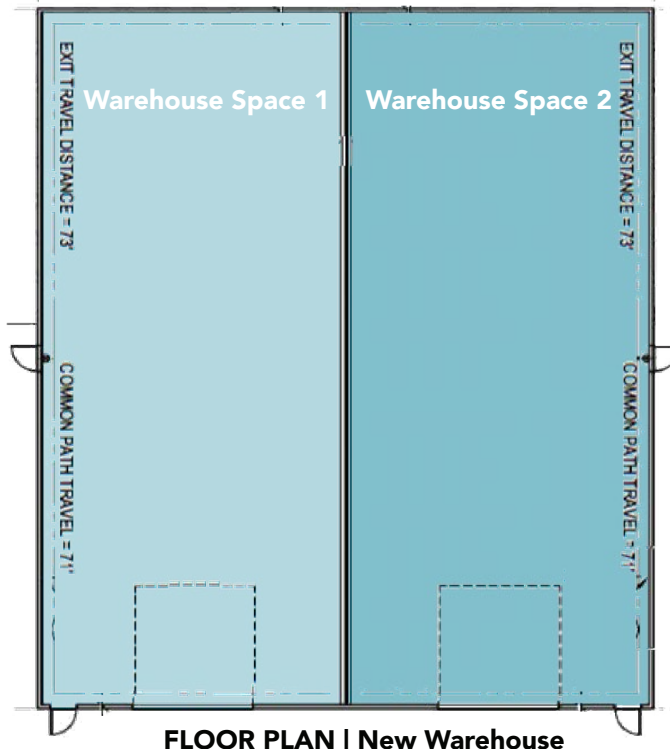
Ashley
Elder

ashley@eebcre.com

(541) 345-4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



NEW WAREHOUSE

- New 5,664 square foot metal warehouse building
- Built in 2024
- 16 foot ceiling height
- Two 2,836 square foot spaces

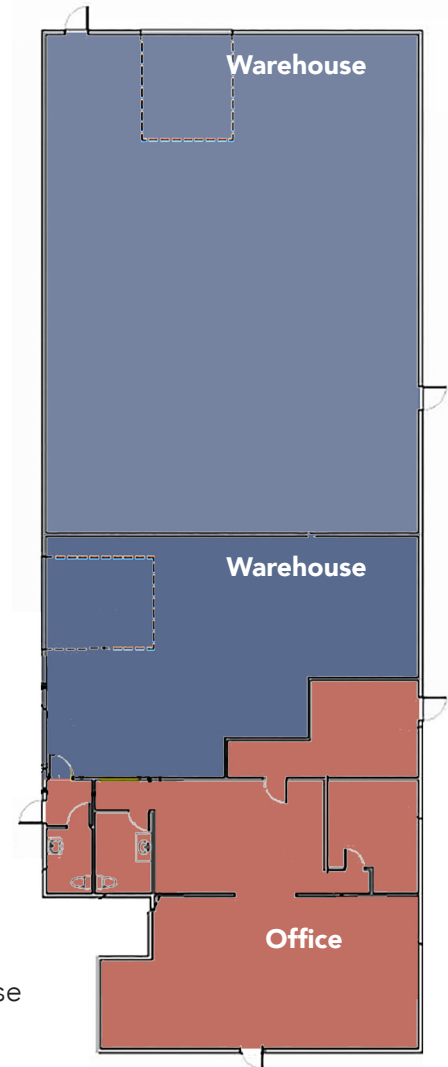
CONGER STREET WAREHOUSE

Built: 1965

Ceiling height: 16 feet

Three tenant spaces:

- 1,685 square foot office
- 1,385 square foot warehouse
- 3,440 sf warehouse space



**FLOOR PLAN
Conger St. Warehouse**

Site Plan & Specifics

520 Conger Street
Eugene, Oregon 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Jeff
Elder

jeff@eebcre.com

Ashley
Elder

ashley@eebcre.com

(541) 345-4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



TRIPLE NETS

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

- Property taxes
- Building insurance

SITE DESCRIPTION

0.62 acres | 27,007 sq. ft.

ZONING

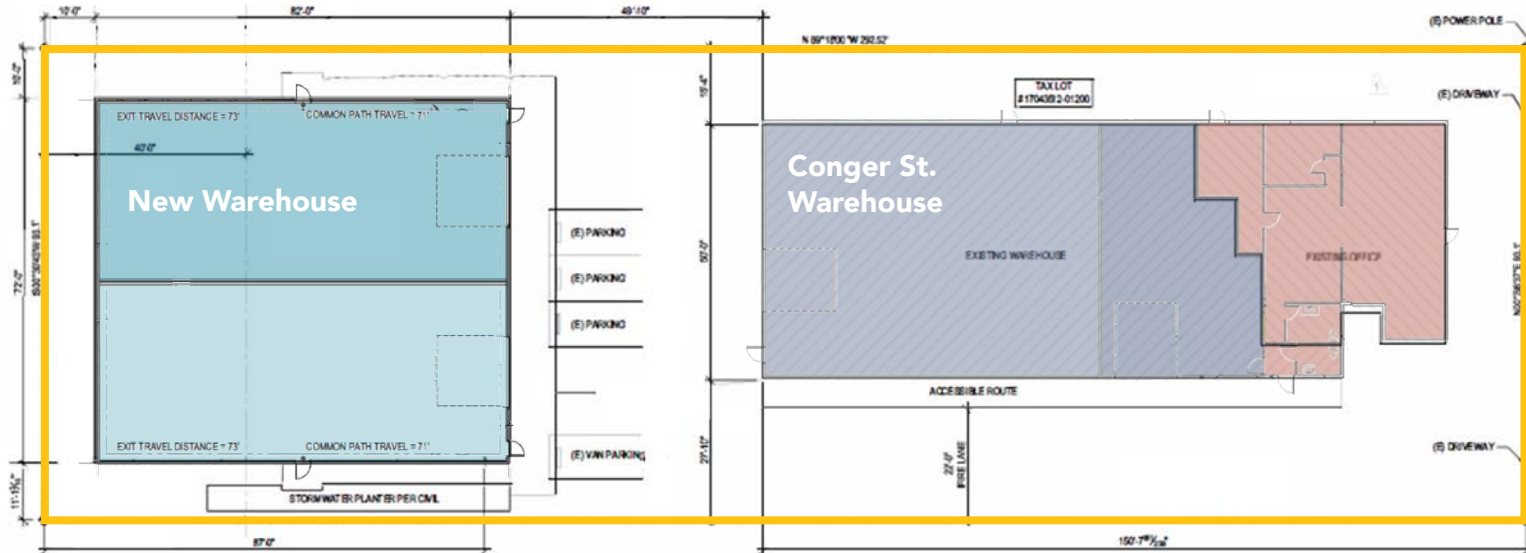
Zoned I-3
Heavy Industrial

PARKING

On-site parking spaces

ELECTRIC SERVICE

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



Location

520 Conger Street
Eugene, Oregon 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Jeff
Elder**

jeff@eebcre.com

**Ashley
Elder**

ashley@eebcre.com

(541) 345-4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

