



Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

### CONTACT

**Jeff Elder**

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**Ashley Hope Elder**

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**(541) 345-4860**

Licensed in the State of Oregon.

### DETAILS

- 6,510 sq. ft. warehouse building with 1,685 sq. ft. of offices
- New warehouse building with 2,832 or 5,664 sq. ft. available
- \$0.90 per sq. ft. per month, triple net

# 2 Industrial Buildings with Office

520 CONGER STREET, EUGENE, OREGON 97404

# Building Floor Plans

520 Conger Street  
Eugene, Oregon 97402

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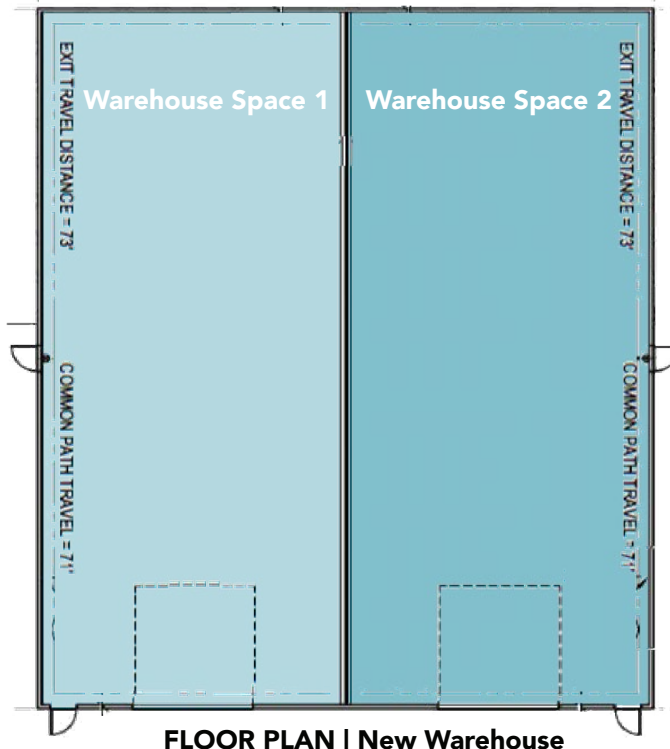
Ashley  
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(541) 345-4860

101 East Broadway  
Suite #101  
Eugene, OR 97401

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## NEW WAREHOUSE

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

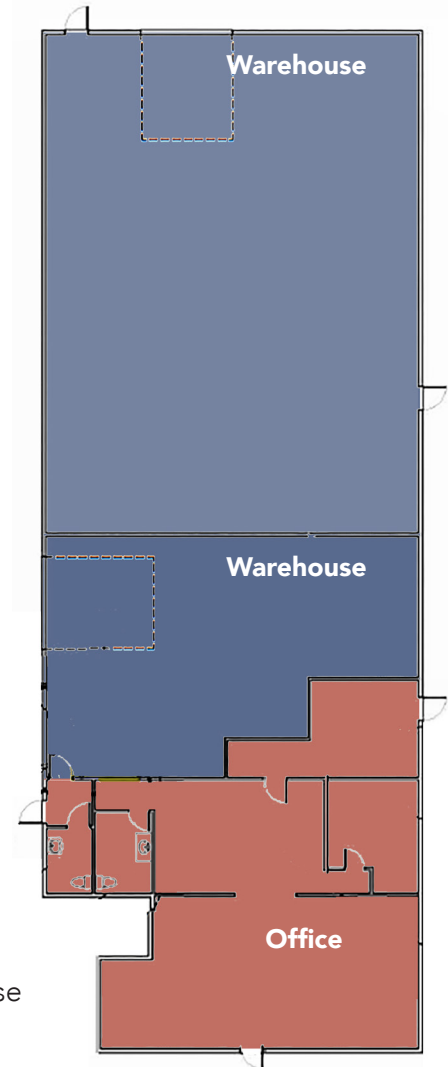
## CONGER STREET WAREHOUSE

Built: 1965

Ceiling height: 16 feet

Three tenant spaces:

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



# Site Plan & Specifics

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## 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

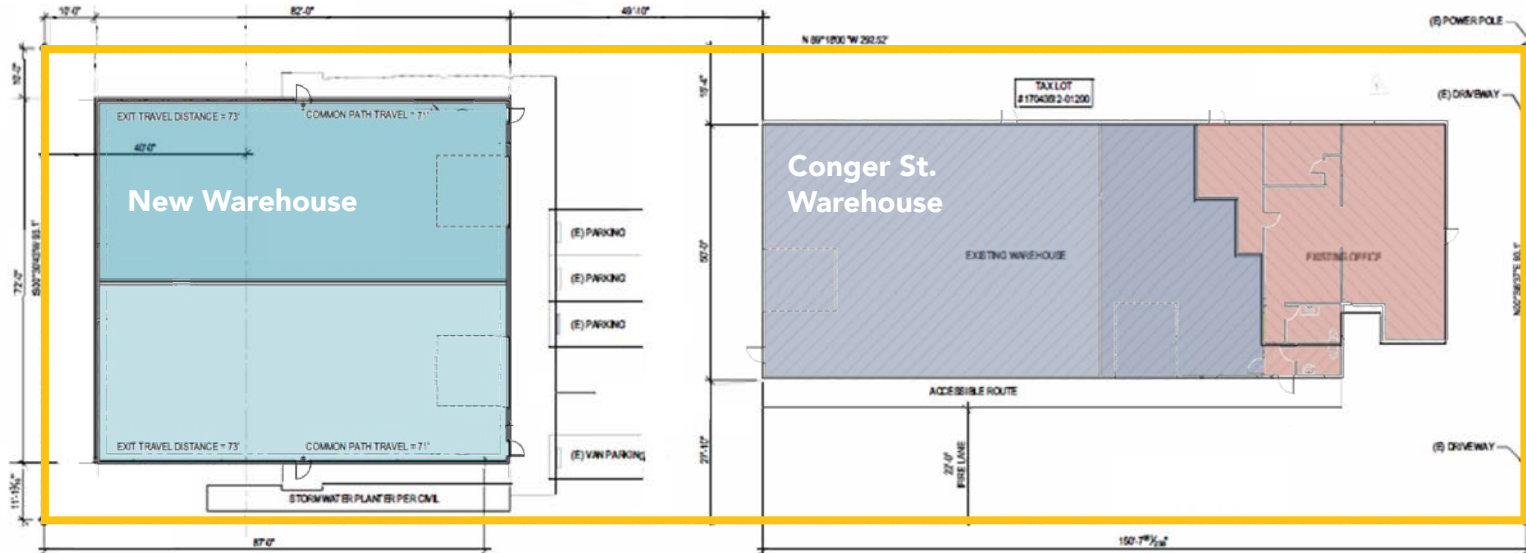
Zoned I-3  
Heavy Industrial

## PARKING

On-site parking spaces

## ELECTRIC SERVICE

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



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