

**Evans
Elder
Brown &
Seubert**

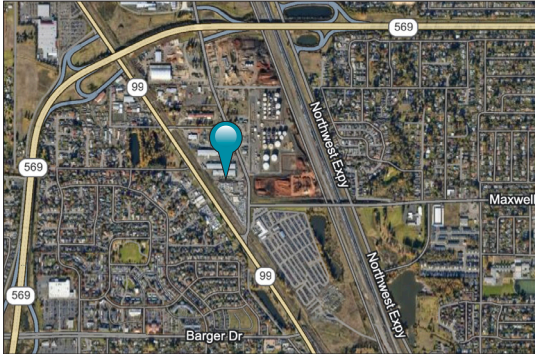
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR SUBLEASE

1770 Prairie Road
Eugene OR 97402



CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com
(541) 345-4860

Licensed in the State of Oregon



Prairie Road Warehouse Building

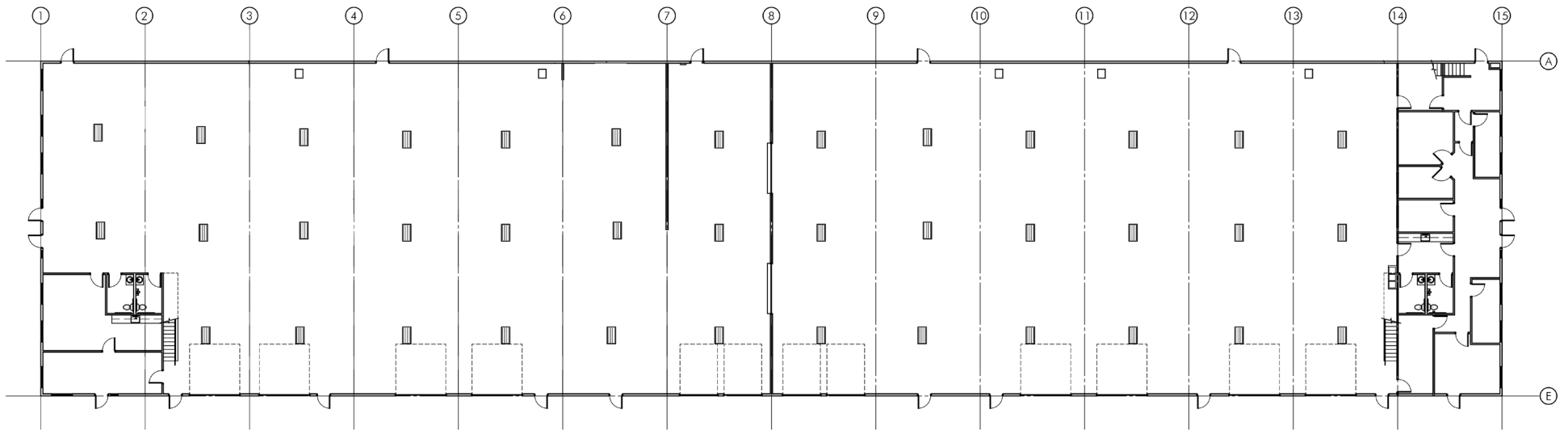
- Total 28,000 square feet
 - 25,600 square feet of warehouse
 - 2,400 square feet of ground floor office space plus 2nd floor offices
- Four (4) loading docks and grade loading doors
- Zoned I-3 (Heavy Industrial)
- 2.57 Acres - Fenced
- \$0.60 per square foot, triple net

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.

Photographs



Floor Plan | Warehouse Area



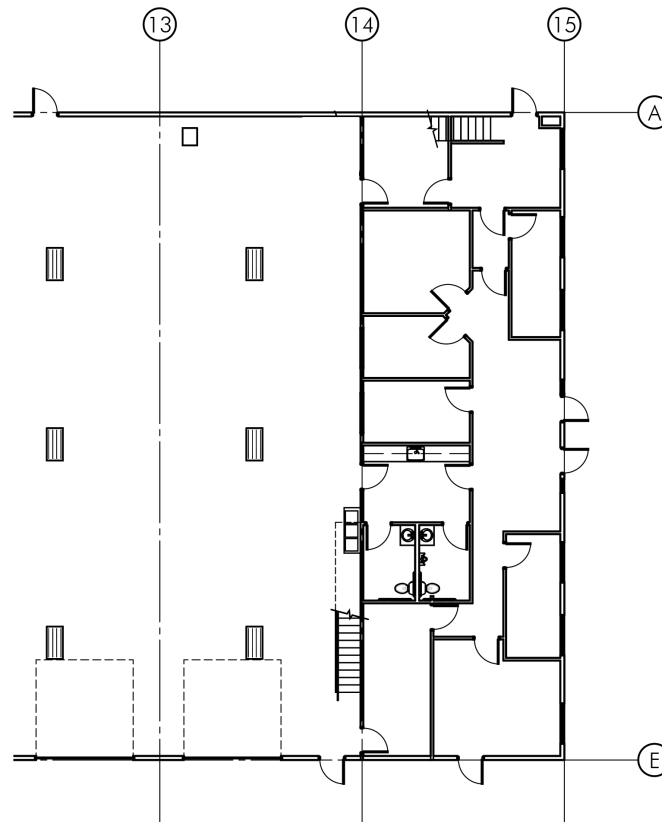
Warehouse Area

- Approx. 25,600 square feet
- Fire sprinkled
- 18 foot ceiling
- 480 volts electric
- Seven (7) 12' x 14' loading doors
- Four (4) 8' x 10' dock doors
- Two (2) Restrooms

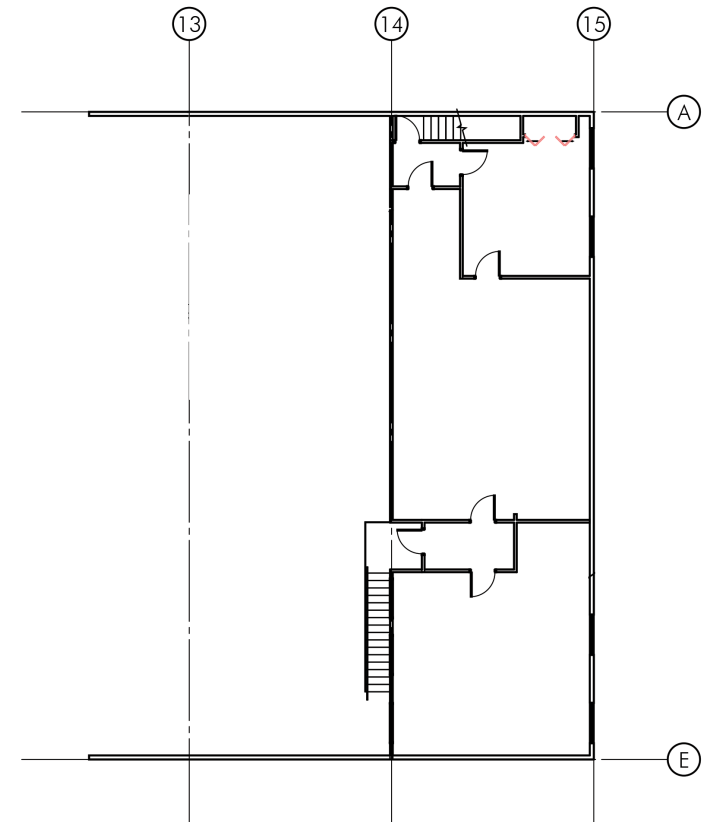
Floor Plan | Office Area

Office Area

- Approx. 2,400 square feet ground floor
- Approx. 2,400 square feet second floor
- Two (2) restrooms
- Multiple offices
- Conference room
- Staff room

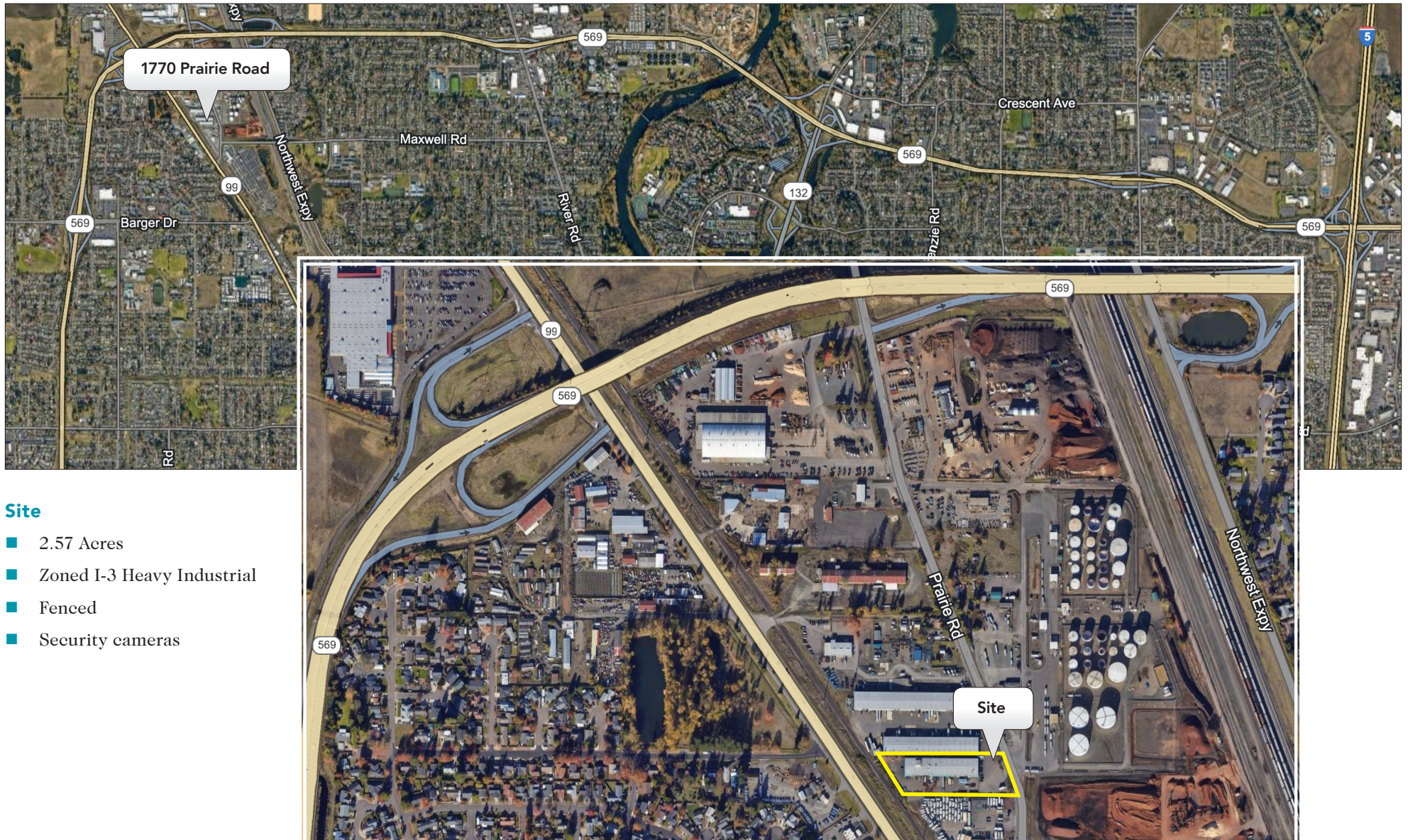


Ground Floor



Second Floor

Site & Location



Site

- 2.57 Acres
- Zoned I-3 Heavy Industrial
- Fenced
- Security cameras