



FOR LEASE

**4224 W 7TH AVE - UNIT 3**

**1,892 SF Available | \$1,595/Mo. | Modified Gross**

**Industrial / Office-Warehouse Space**

**West Eugene Location**

*Exclusively Presented By:*

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# AVAILABLE SPACE

Unit 3 at 4224 W 7th Ave offers approximately 1,892 SF of functional industrial space with warehouse, private office, and restroom. The space includes drive-in loading, ~14' ceilings, gas heat, and a fire suppression system.

Located in West Eugene's established industrial corridor, it provides easy access to the Randy Papé Beltline and major routes, making it well suited for contractor, service, storage, distribution, and light industrial users.



**1,892**

Square Feet

**\$1,595**

Month/MG

**3-5 Years**

Lease Term



Available 9/1/2026



1,892 SF total space



160 SF total office space



Warehouse with office



12' x 12' roll-up door



Fire suppression system



West Eugene Location

*Listed rate may not include certain utilities, building services, and property expenses.*



*Office + Warehouse Functionality | Professional Industrial Setting*

# FLOOR PLAN

## *Approximate Space Layout*



- Approx. Open 1,639 SF warehouse / garage area
- Approx. 160 SF office
- Approx. 48 SF restroom
- Direct warehouse access
- Drive-in roll-up door
- Separate door entry
- Functional office-to-warehouse connection



*Flexible Warehouse Space | Dedicated Office + Restroom*

# OFFICE & SUPPORT AREAS



Private Office



Warehouse

The space includes a dedicated office area that provides separation from the primary warehouse space while maintaining convenient access for day-to-day operations. A private restroom is located directly adjacent to the office.



Dedicated private office



Exterior office entry



Natural light



Restroom



Direct connection to warehouse



Functional space for administrative or service operations



Private Office



Warehouse



ADA Restroom



*Dedicated Office | Convenient Warehouse Connection*

# WAREHOUSE & EXTERIOR



*Warehouse Interior*



*Drive-In Door*



*Building Exterior*

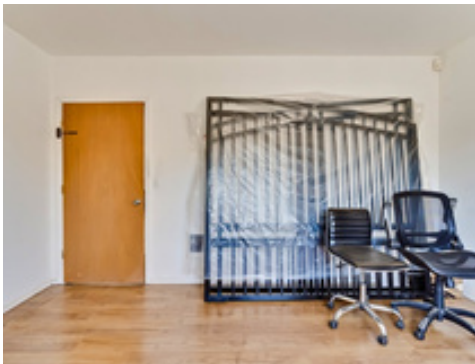


*Parking Area*

The warehouse component provides a largely open layout with drive-in access and approximately 14' ceiling height. The configuration supports storage, service, contractor, distribution, and other light industrial uses.

- ✓ Open warehouse configuration 14' Clear
- ✓ 12' x 12' roll-up door
- ✓ Approx. 14' ceiling height
- ✓ Drive-in loading
- ✓ Gas furnace
- ✓ Sprinkler system
- ✓ On-Site Parking

# PROPERTY OVERVIEW



**Property Address** 4224 W 7th Ave, Eugene, OR 97402

**Available Unit** Unit 3

**Available Space** 1,892 SF

**Property Type** Industrial / Office-Warehouse

**Building Size** 12,000 SF

**Lot Size** 0.78 AC

**Year Built** 1993

**Ceiling Height** Approx. 14'

**Parking** 18 Spaces

**Heating** Gas / Natural Gas

**Water / Sewer** City / City



4224 W 7th Ave is an industrial office-warehouse property in West Eugene's established industrial corridor. Unit 3 offers flexible warehouse space with office and restroom areas, well suited for service, contractor, storage, distribution, and light industrial users. The property includes on-site parking, drive-in access, and convenient connections to major West Eugene routes.



*Industrial / Office-Warehouse | West Eugene*

# LOCATION & ACCESS



4224 W 7th Ave is positioned within an established West Eugene industrial and commercial corridor, approximately one mile from Randy Papé Beltline.

The location provides convenient access for employees, service vehicles, deliveries, and customers, with practical connections to major local transportation routes throughout Eugene and the surrounding area.

- ✓ West Eugene Industrial Location
- ✓ Approx. 1 Mile to Randy Papé Beltline
- ✓ Established Industrial / Commercial Setting
- ✓ On-Site Parking & Circulation



# FOR LEASING INFORMATION



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1,892 SF Available | \$1,595/Mo. | Modified Gross

Eugene, OR 97402 | West Eugene Location



The information contained herein is from sources deemed reliable and is not guaranteed by broker.  
All information is provided without warranty and is subject to change without notice, error, or omission.

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