



FOR LEASE | RATE REDUCED

# 1,500<sub>SF</sub> Warehouse Space

495 Highway 99  
Eugene OR 97402

## UNIT 4

- 1,500 square foot warehouse
- One 12' x 14' loading door
- One restroom and one storage room
- Zoned C-2 (Community Commercial)
- \$8.00 PSF annually, triple net (\$1.00 per square foot annual triple nets)

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder  
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Licensed in the State of Oregon.

# Overview

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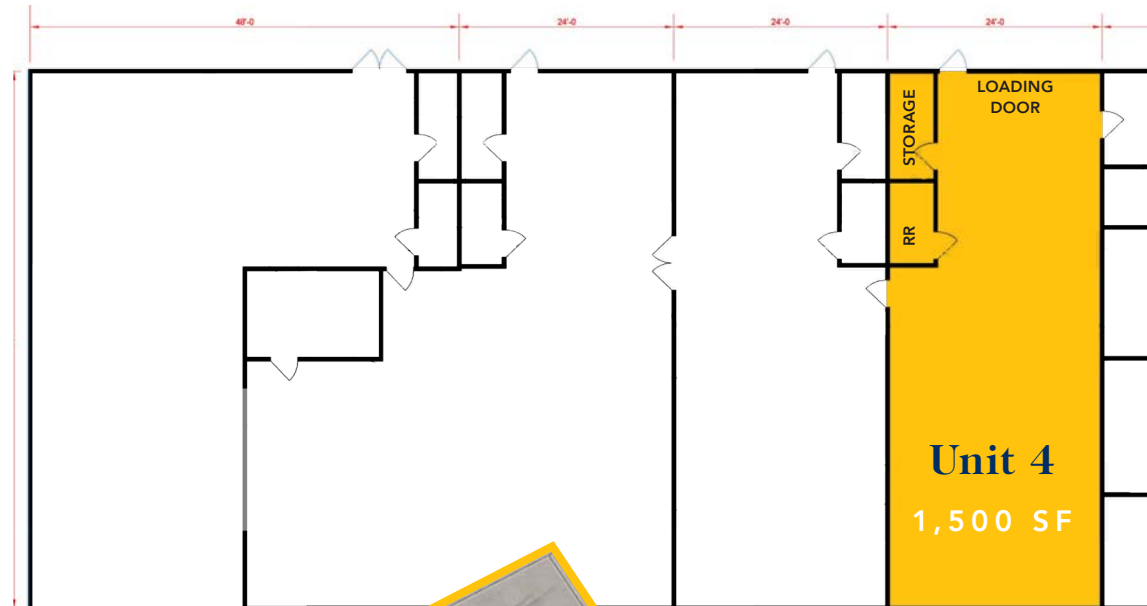
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## Unit 4

**1,500 SQ. FT**

Warehouse area with one  
12'x14' loading door

- One restroom
- One storage room
- \$8.00/SF/YR, triple net  
(\$1.00/SF/YR triple nets)



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

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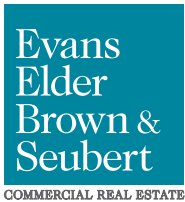
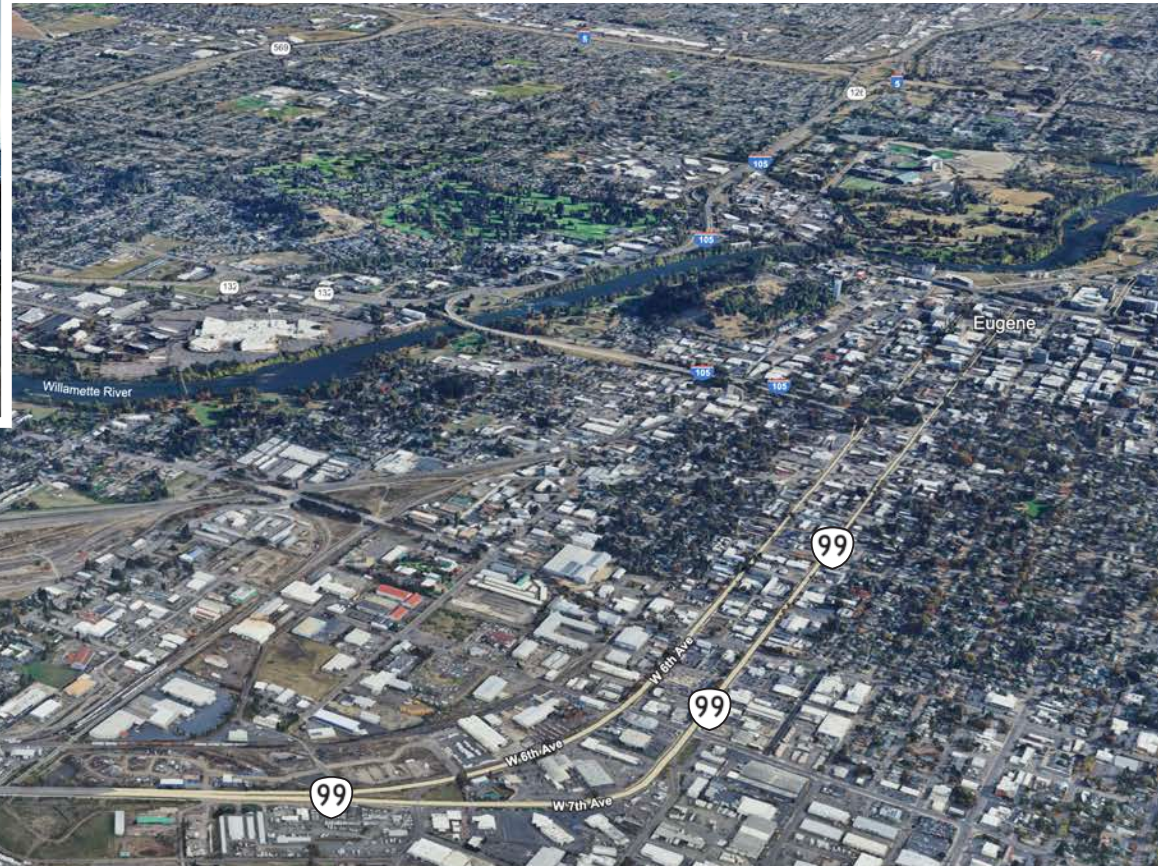
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# Location

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