

Well-Located Industrial Building

FOR SALE

3894 Roosevelt Boulevard | Eugene



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Property Summary

Well-located industrial property with a functional mix of warehouse space and excess yard, ideal for a variety of industrial or contractor uses. The site is paved and provides additional outdoor space for storage or operations.

The building features multiple grade-level doors for easy access and a practical layout. The property is fully fenced and gated, offering added security, and is zoned I-2, allowing for a range of industrial uses with convenient access to nearby routes.

The property is currently occupied by a single tenant on a month-to-month basis, providing flexibility for a future owner.

Price \$629,000

Type Industrial

Year Built 1975

Square Feet 3,655

Acres 0.66

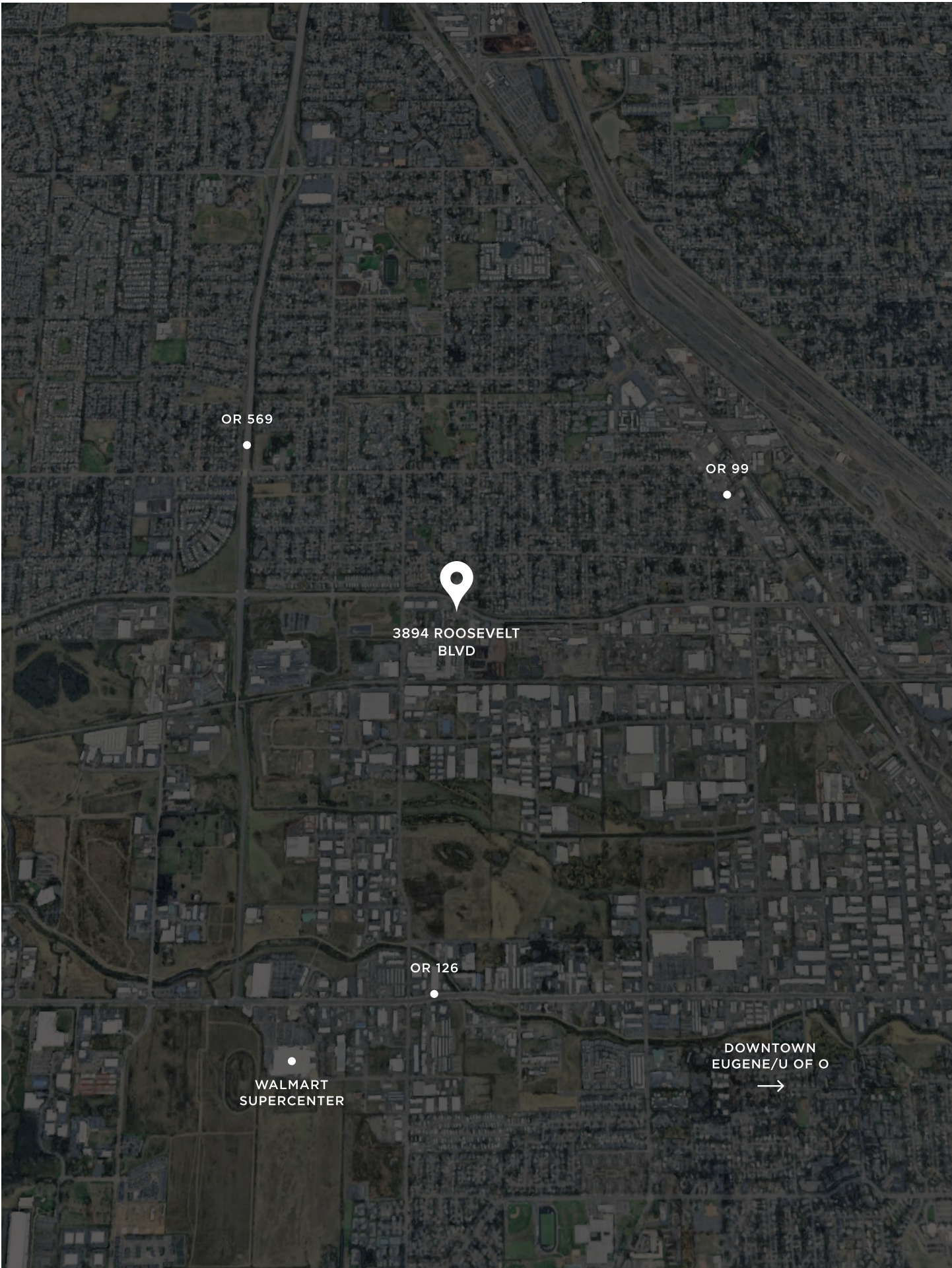
Zoning I-2











OR 569

OR 99



3894 ROOSEVELT
BLVD

OR 126

WALMART
SUPERCENTER

DOWNTOWN
EUGENE/U OF O



About Eugene

Eugene is the second largest city in Oregon and the seat of Lane County, situated along the banks of the Willamette River at the southern end of the Willamette Valley. A significant share of the county's population is concentrated in and around Eugene, particularly along the Interstate 5 corridor. The metro area's stable population base and its role as a regional commercial center make it a consistent draw for industrial tenants serving the southern Willamette Valley and parts of southwestern Oregon.

Eugene's location on Interstate 5 is a core industrial advantage. I-5 runs the full length of Oregon, serving as the primary north-south freight corridor for the U.S. West Coast and connecting major population and economic centers from the California border through Eugene, Salem, and Portland into Washington. Eugene's road infrastructure, anchored by Interstate 5, supports efficient ground transportation to key markets, and the city has an established trucking presence with carriers specializing in both LTL and FTL shipments. The city's transportation network also includes Eugene Airport and an Amtrak depot, providing multimodal connectivity to regional and national markets.

Eugene's economy is driven by sectors including education, healthcare, and technology, with the University of Oregon serving as a major economic engine. The city is also home to Bushnell University and Lane Community College, which contribute to a skilled and educated labor force.

178,789

Population

36.2

Median Age

76,758

Households

94.5%

High school grad or higher

43.5%

Bachelor's Degree or Higher

\$70.7k

Median household income



For more information, please contact:

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