

FOR LEASE

1400 CROSS STREET & 90 POLK STREET - EUGENE, OR

WAREHOUSE & SMALL UNIT AVAILABLE

- ~~REFRIGERATED WAREHOUSE~~: 16,116 SF **LEASED**
- WAREHOUSE: 15,801 SF
\$0.60/SF, NNN (NNN = \$0.27/SF)
- SMALL UNIT: 1,200 SF
\$0.62/SF per month, with a \$15.00 utility fee per month



SUSAN EDWARDS
susan@campbellre.com
541-954-7912

Licensed in the State of Oregon

PROPERTY HIGHLIGHTS

- Four dock-high overhead doors
- One grade-level door
- Gated entry with secured parking
- Nonexclusive use of parking & loading docks (per guidelines)
- Common area restrooms
- Small office space available



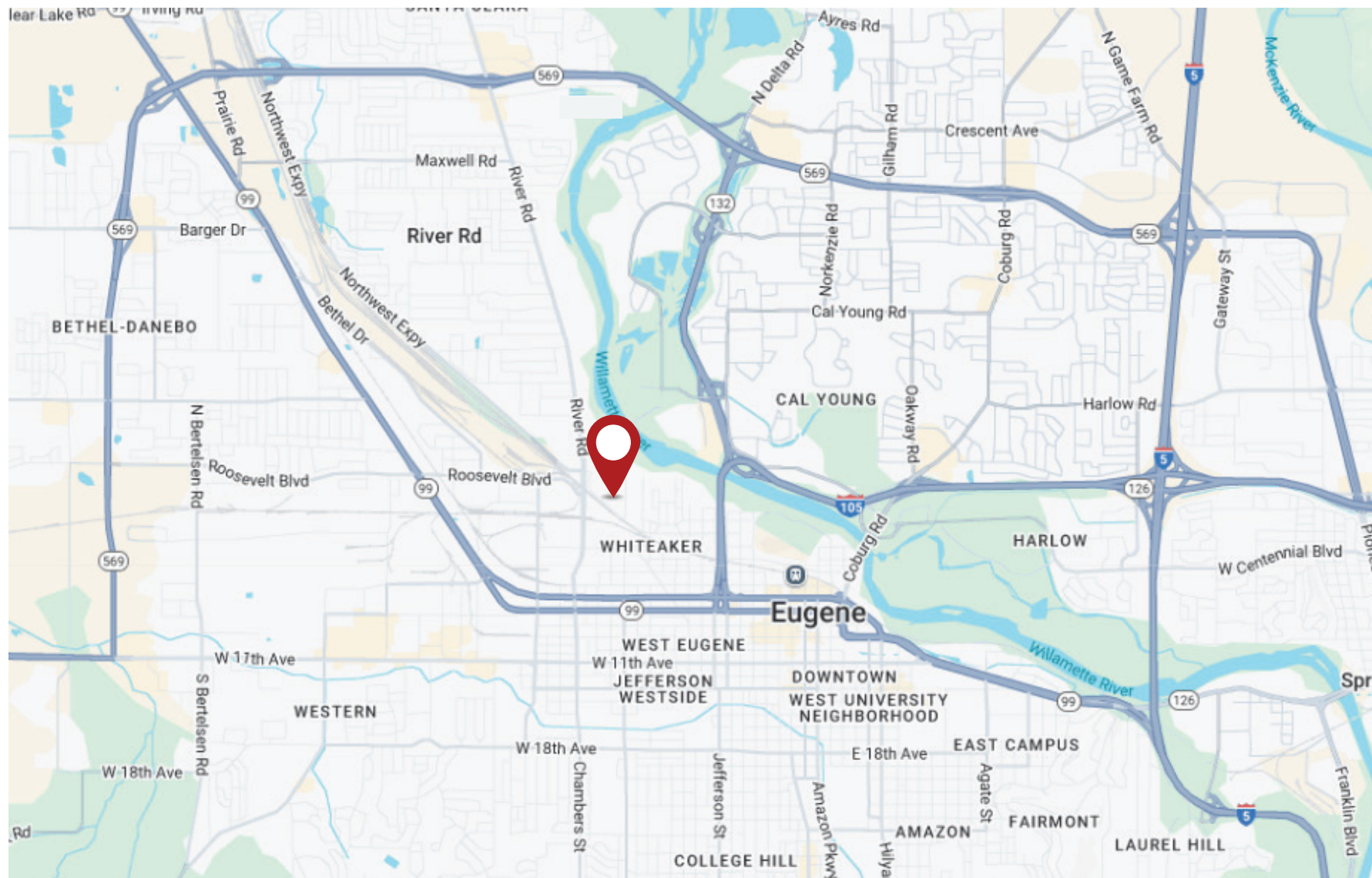
Prime Industrial Location With Excellent Regional Connectivity For Distribution And Logistics

Distances to Key Markets:

- Portland – ±110 miles | ≈ 2 hours
- Salem – ±65 miles | ≈ 1 hr 10 min
- Oregon Coast (Florence) – ±60 miles | ≈ 1 hr 15 min
- Bend – ±130 miles | ≈ 2 hrs 45 min
- Roseburg – ±70 miles | ≈ 1 hr 15 min



PROPERTY LOCATION MAP



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, Correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.