

FOR SALE

±24,225 SF with Secured Yard

2025 W 2nd Ave, Eugene, OR 97402

\$3,300,000



AARON WATT
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY
+1 503 279 1704
keegan.clay@cushwake.com

cushwake.com

PROPERTY HIGHLIGHTS

SHELL	±24,225 SF
OFFICE	±9,000 SF (office / sales / training)
YARD	±3,500 SF (Paved & Fenced)
PARCEL SIZE	±1.22 Acres (±53,143 SF)
DOORS	1 Dock / 3 Grade
CLEAR HEIGHT	16' - 26'
POWER	800 amps 3-phase (subject to inspection)
PARKING	±30 Auto Stalls
ZONING	"I-3" Heavy Industrial
PARCEL ID	17-04-25-30-05204-000
PRICING	\$3,300,00

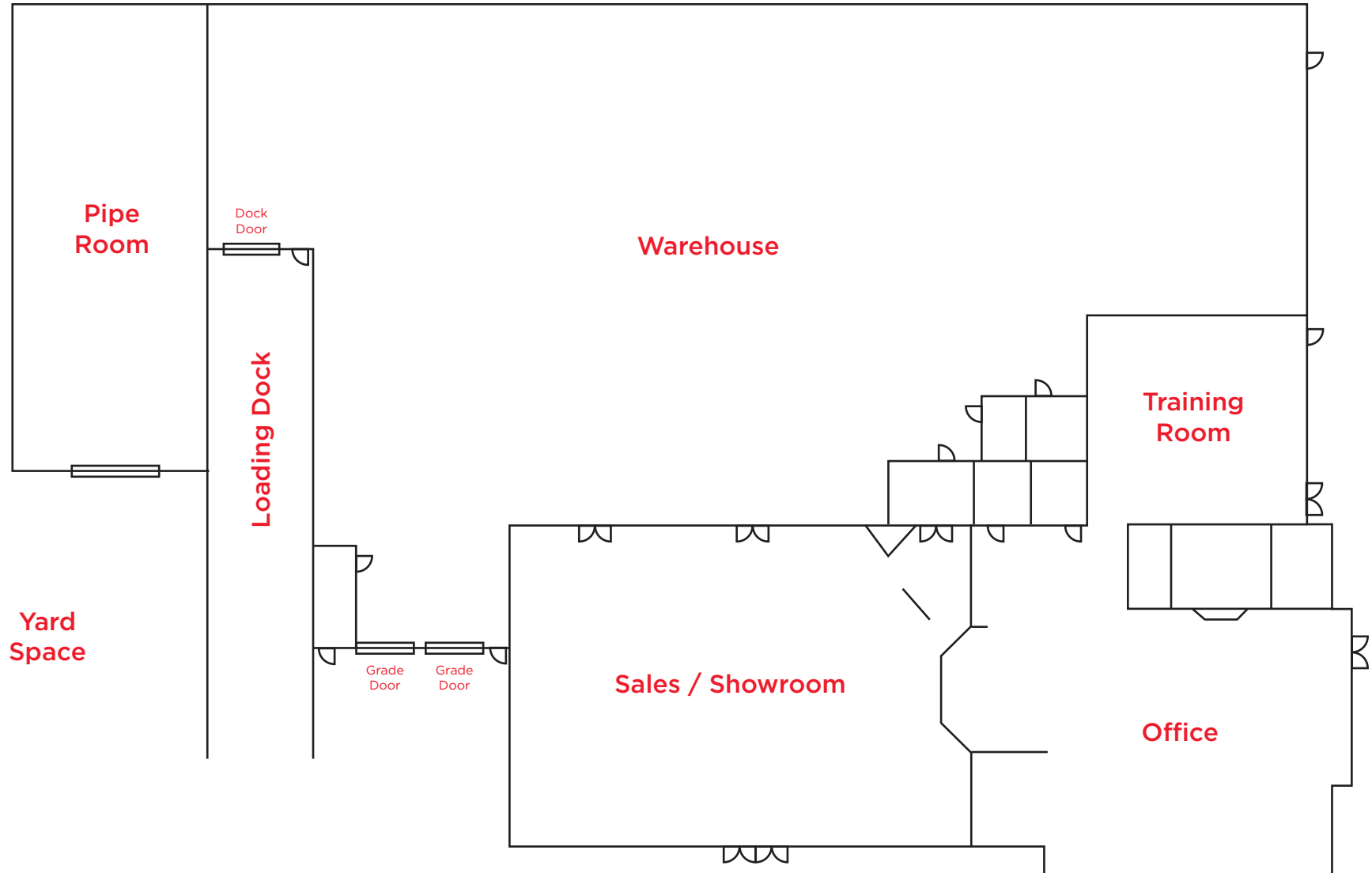
Conveniently located just a few blocks off of Hwy 99 this property combines a functional layout with an excellent centralized Eugene location - perfect to serve the area's surrounding employee and customer bases.

This stand-alone property offers a ±24,225 SF warehouse building with ±9,000 SF of sales/showroom space, office, and training room - and an estimated ±3,500 SF of secure paved and fenced yard space.

Other highlights include 16' - 26' clear heights, ample 800 amps of 3-phase power, 1 dock well, 3 grade level doors, and ample customer and employee parking with ±30 auto stalls.



FLOOR PLAN: 2025 W 2nd AVE, EUGENE OR

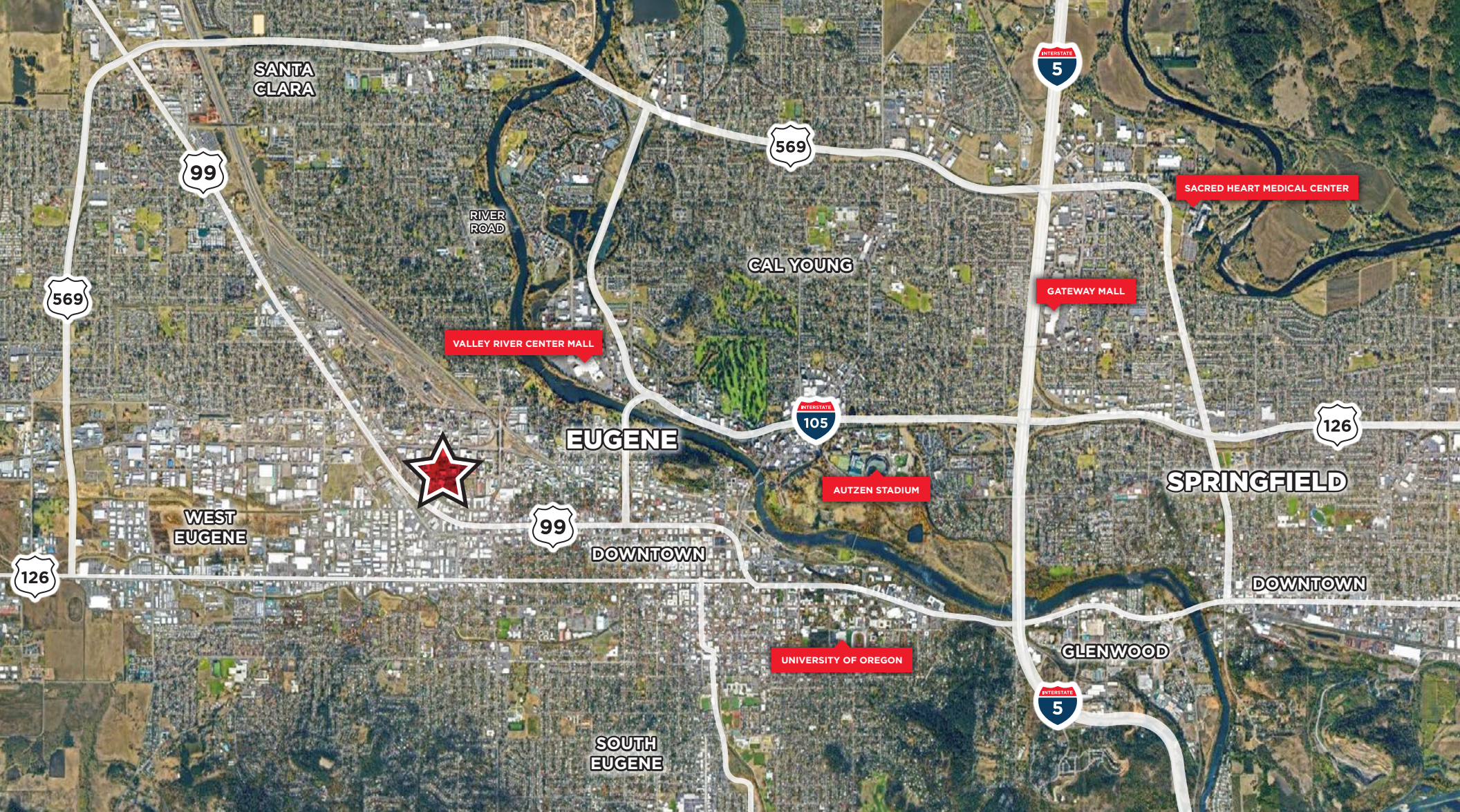


(Please Note - Drawing of floor plan may not be to exact scale or accuracy)

SITE PLAN: 2025 W 2nd AVE, EUGENE OR







**CUSHMAN &
WAKEFIELD**

AARON WATT

Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY

Executive Director
+1 503 279 1704
keegan.clay@cushwake.com

[cushwake.com](https://www.cushwake.com)

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