



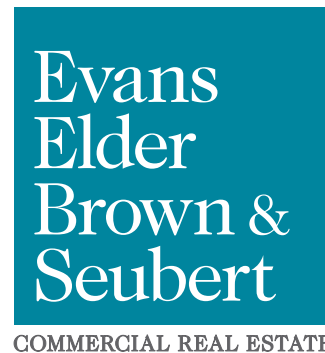
FOR LEASE

Industrial Building

497 Highway 99
Eugene OR 97402

WITH COMMISSARY | WAREHOUSE | OFFICE

- 5,040 square feet plus 625 square feet finished second floor with restroom
- Commissary Room
 - Food grade washable walls
 - HVAC
 - Floor drain
- Warehouse area with 12' x 14' grade loading door
- Abundant power
- Zoned C-2 Community Commercial
- \$8.70 per square foot annual triple net (\$1.50 per square foot annual triple nets)



Jeff Elder
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541.345.4860

Licensed in the State of Oregon.

Overview

497 Highway 99 | Eugene OR 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

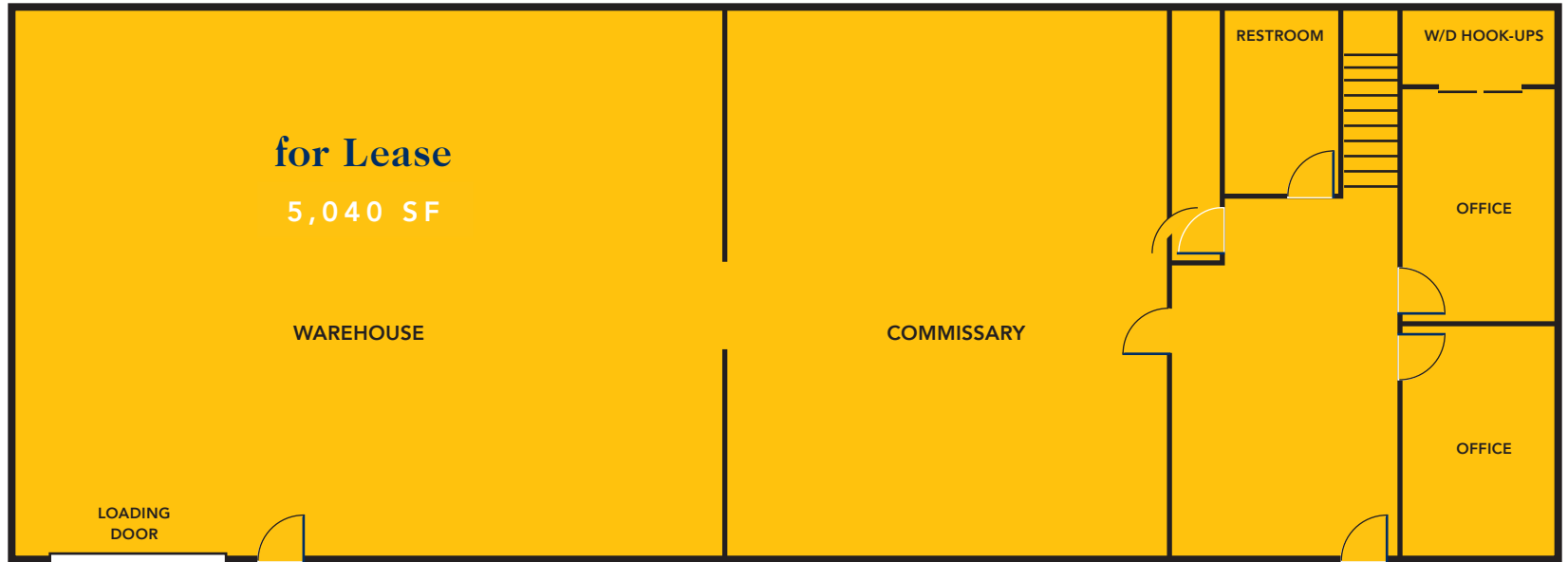
CONTACT

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5,040 SQUARE FEET

- WAREHOUSE AREA with 12'x14' loading door
- COMMISSARY ROOM with food grade washable walls, HVAC and floor drain

+ 625 SQUARE FEET

- 2ND FLOOR finished area with restroom



Photographs

497 Highway 99 | Eugene OR 97402

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COMMERCIAL REAL ESTATE

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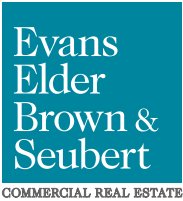
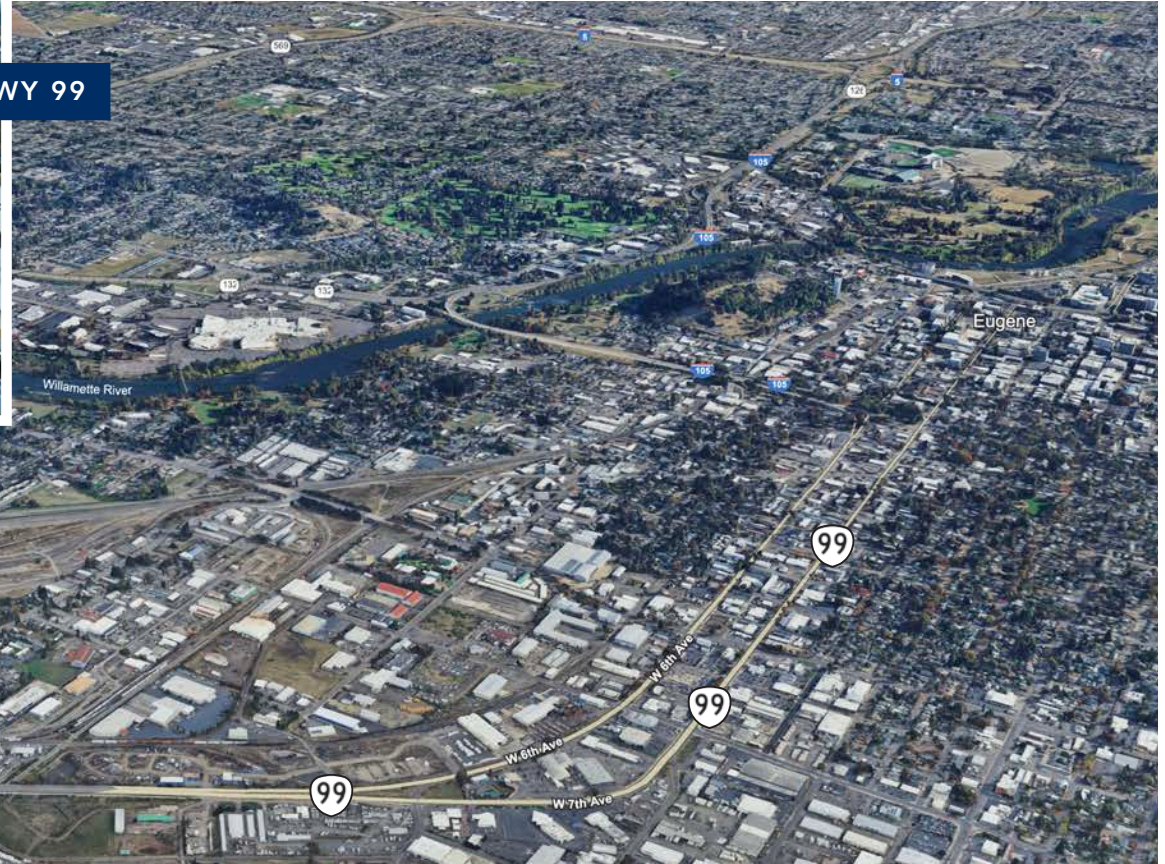
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Location

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HIGHWAY 99 ACCESIBILITY



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