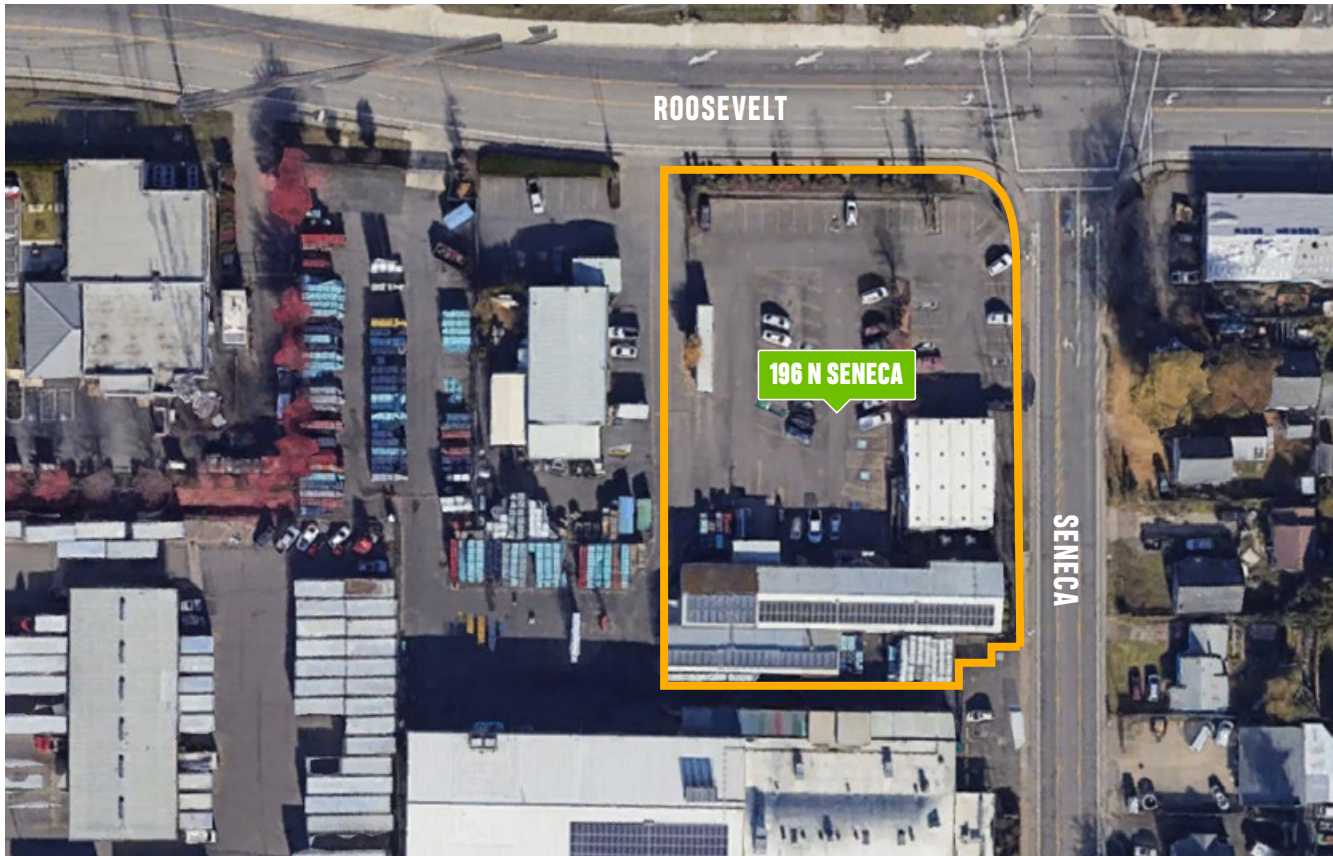


Warehouse & Office for Lease

196 N Seneca Road, Eugene, Oregon

**FOR
LEASE**



HIGHLIGHTS

- 7,564 SF warehouse
- 2,880 SF office
- Lots of 3 phase electricity in place
- Over 50 parking spaces
- Highly visible location
- **\$7,775 per month NNN**

CONTACT

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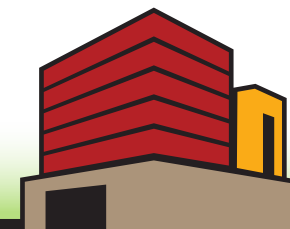
541.914.5255 | johnervingcre@gmail.com

LICENSED IN THE STATE OF OREGON

WAREHOUSE & OFFICE

This highly visible location on the fringe of the West Eugene Industrial sector offers lots of desired amenities. Over 50 fenced and secured onsite parking spaces. The office space offers two (2) handicap restrooms along with 6 offices, conference room and break room and a large "Pit Area" for cubicles. The warehouse building offers dock well loading as well as ground level loading. And if you need lots of electrical power, this warehouse has it.

Information above has been obtained from public records, and the current owner(s) of the subject property. The listing broker has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable. Interested buyers should inspect the property carefully and verify all information to their own satisfaction.



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OVERVIEW



OFFICE

This is a very functional handicap-accessible office building that offers 6 separated offices, along with 2 handicap-accessible restrooms. It also offers 2 handicap parking spaces along with a ramp for office accessibility. The entire space has HVAC and is adjacent to the oversized parking lot with over 50 spaces for office and warehouse employees.



WAREHOUSE

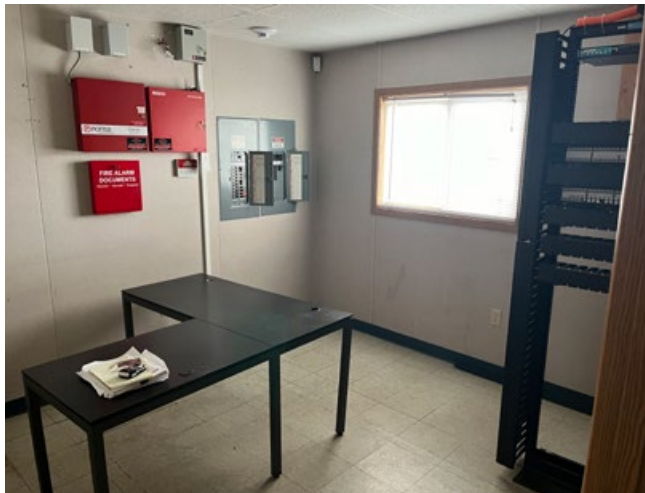
This clean warehouse space offers dock well loading ramp as well as ground level loading. The warehouse has 2 enclosed work spaces, and enclosed QC room, production office and small production room. Adjacent to the Maintenance Shop is a Wash Bay for equipment cleaning or simply washing vehicles. There is also an air compressor room with (2) 5,000 gallon water storage tanks.



OFFICE



Office and Warehouse



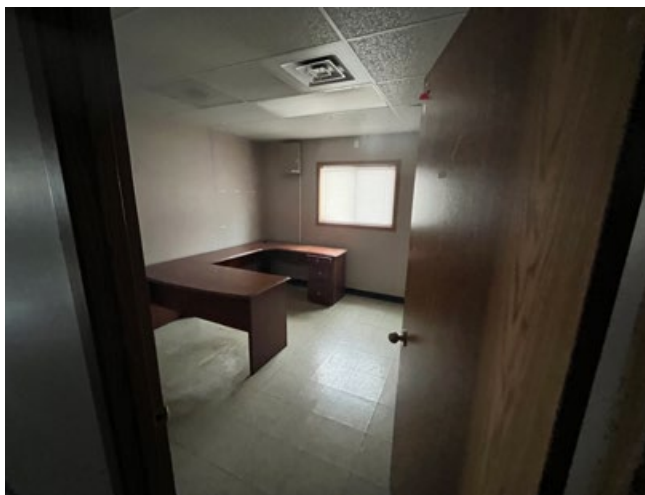
IT Room



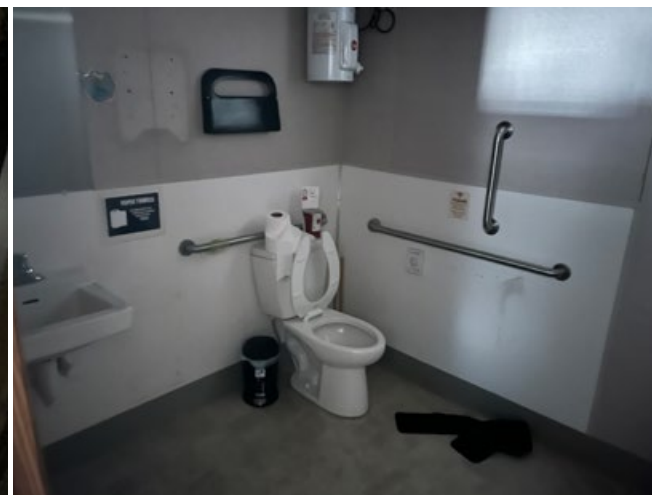
Open cubicle area



Typical office



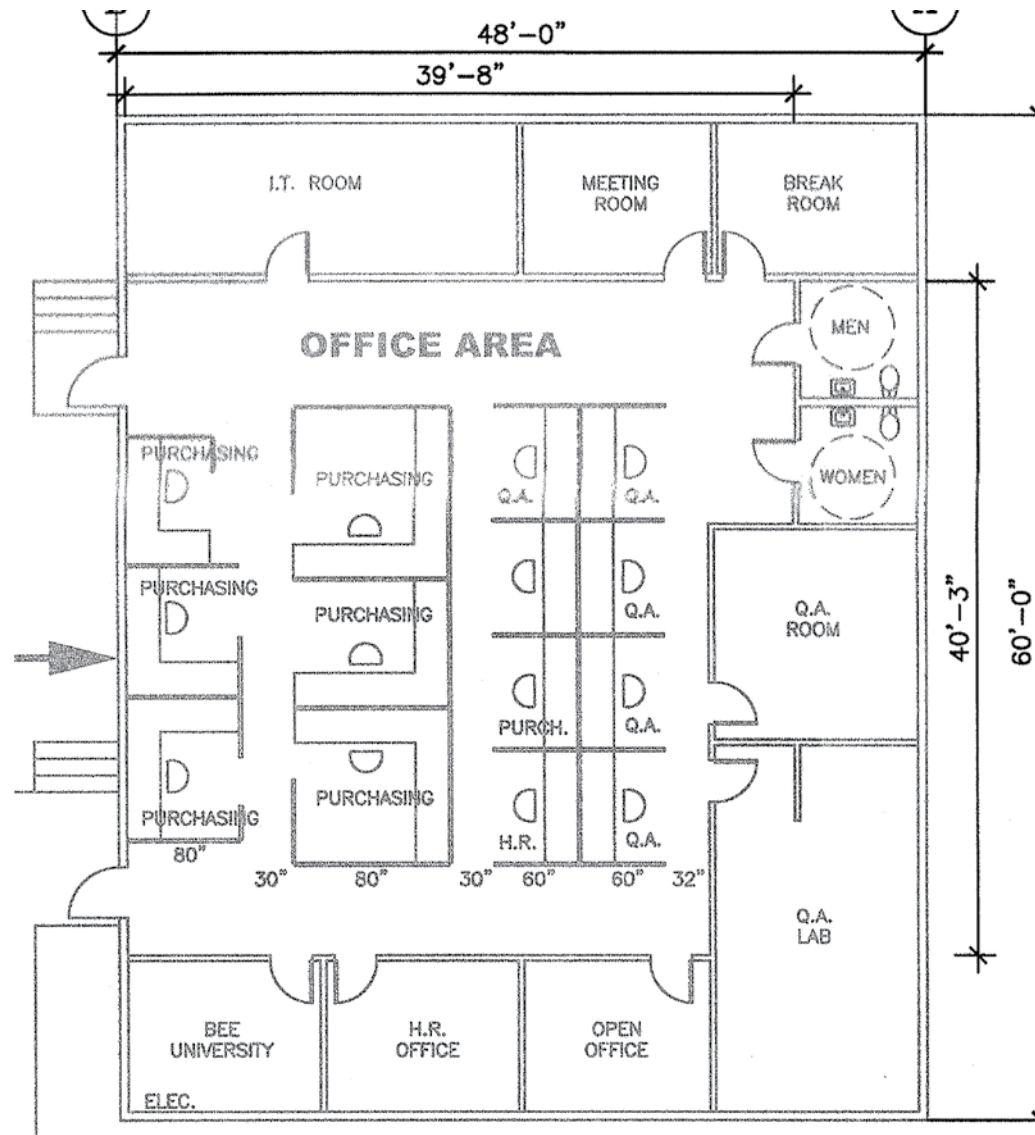
Large Office



Restroom



OFFICE FLOOR PLAN





WAREHOUSE



Loading dock area



Warehouse interior



Warehouse interior



Wash bay



Warehouse west view



Electrical Service



WAREHOUSE FLOOR PLAN

