

FOR LEASE

◆ INDUSTRIAL WAREHOUSE ◆

19,256 SF



**\$0.39/sf
Gross Rent**



4723 PACIFIC AVENUE

Eugene, Oregon

- **Building size:** 19,256 sq. ft.
- **Lease rent:** \$0.39/sq. ft. Gross (plus utilities) - \$7,510/month
- 2.5% annual increases
- **Warehouse space:** 17,256 sf +/-, 15' at eaves, 18' ceilings, sprinkled, five ground level roll up doors (14') plus two loading dock doors (dock high), 3-phase/480 amp power, work area break room (12' x 22'), mezzanine storage (18' x 20'), two gas heaters, plumbed for air compressor, storage room, very clean space
- **Approximately 2,000 sf of office – Excellent condition! Five offices, large conference room, break room, two restrooms (ADA), wired for security cameras**
- **Available: 8/1/2013**
- **Zoning: I-3 (Heavy Industrial)**



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