



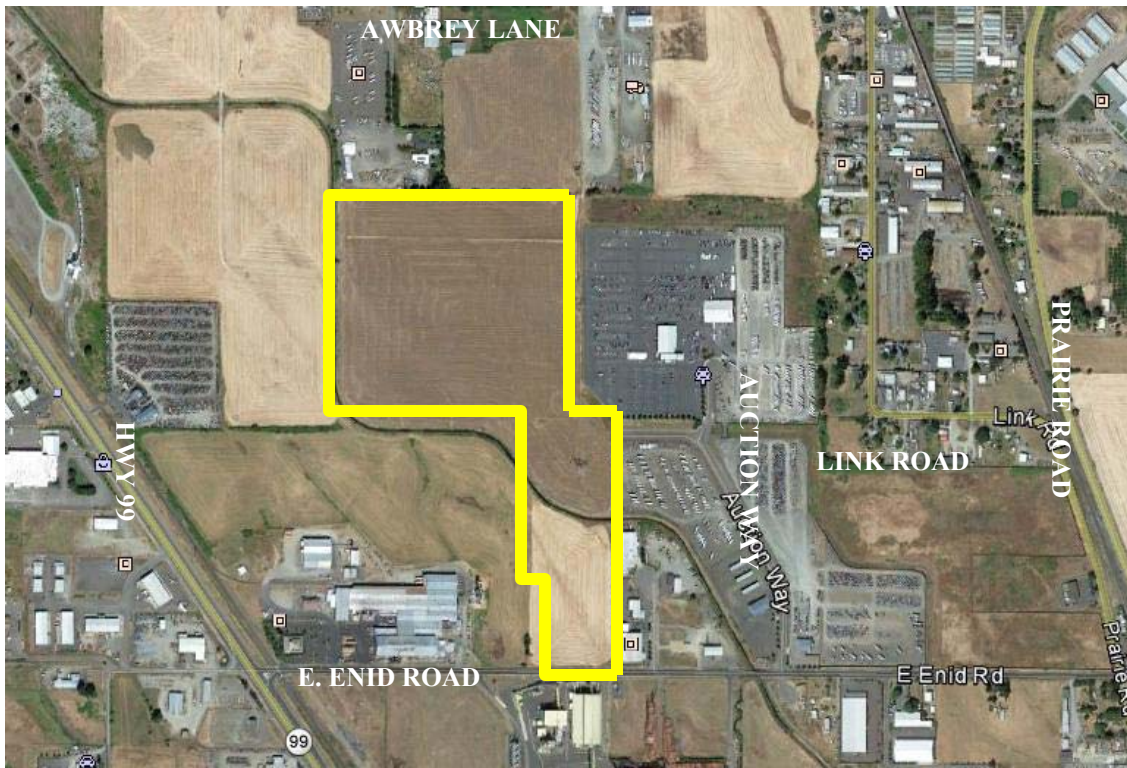
# FOR SALE

◆ *INDUSTRIAL LAND* ◆

**54.87 ACRES**

## E. ENID ROAD

**Eugene, Oregon**



**SALE PRICE: \$5,019,000 (\$2.10/sf)**

- **Industrial Development Parcel**
- **54.73 Acres / 2,390,137 sq. ft.**
- **Zoned: I-2 (Light Medium Industrial)**

PENNINGTON REALTY, INC.

81 Centennial Lp Ste 9

Eugene, OR 97401

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**JOHN PENNINGTON, CCIM**

**541-344-5959**

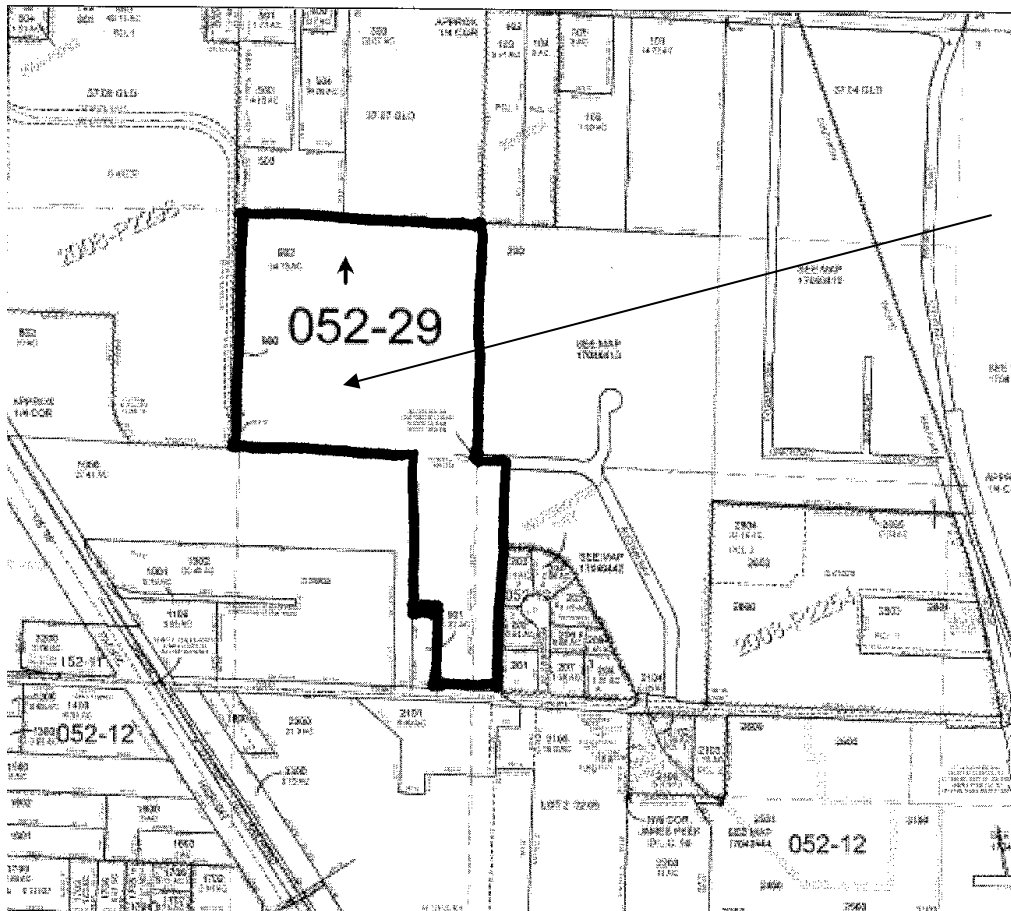
**541-579-4600**

This information has been secured from sources deemed to be reliable. However, no warranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions.



# E. ENID ROAD

Eugene, Oregon



**SUBJECT  
PROPERTY**  
54.87 Acres

- The property is inside the Urban Growth Boundary (UGB) but is not annexed into the City of Eugene
- **Zoning: I-2/UL/WR/CAS (Light Medium Industrial)**

**UL (Urbanized Land)** intended to assure that the development in unincorporated areas will not inhibit future development at planned urban levels in an orderly, efficient and timely manner in preparation of future incorporation into the City limits in conformance with urban development standards

**WR (Water Resources Conservation)** intended to provide conservation of significant riparian areas, wetlands and other water-related wildlife habitat areas

**CAS (Commercial Airport Safety)** affects land adjacent to the Eugene Airport

# E. ENID ROAD

Eugene, Oregon

- **Utilities**

Water - Public water is available from Enid Road and Auction Way

Sewer – Sanitary sewer is available at the property

Electric Service – Eugene Water & Electric Board (EWEB)

- **Adjacent land parcel** of approximately 61 acres is also available.

This parcel is adjacent to the west property line of the subject property

and fronts on Awbrey Lane. Combined, these parcels would total

**approximately 115 acres** and would be one of the few available

industrial properties in Lane County that exceed 100+ acres



- **Close, easy access to Hwy 99:** 0.40 miles
- **Distance from property to Beltline Freeway:** 2 miles
- **Distance from property to I-5 Freeway:** 8 miles