

FOR SALE

◆ *HIGH QUALITY INDUSTRIAL WAREHOUSE / OFFICE* ◆

Building Size: 17,851 sf
Available For Buyer Use: 11,706 sf



875 WILSON STREET

Eugene, Oregon

SALE PRICE: \$1,605,000

- 17,851 sq. ft. industrial building on 0.88 acres (38,333 sf)
- Multi-tenant (three suites) industrial building with extensive office space. Built in 1998. Concrete tilt construction, 24' ceiling height, clear span, sprinkled, insulated, heated warehouse areas, FA heating and cooling in office areas, ADA restrooms, roll-up doors front and back, fully landscaped, fully paved, fenced on three sides, ample parking. Excellent condition throughout
Ground Floor: 15,000 sf including warehouse and office areas
Second Floor: 2,851 sf: High end office spaces - Zoning: I-3
- West Eugene location, close to downtown area. Easy access to W. 1th Avenue, Hwy 99, and Beltline Freeway
- Tax lot: 17-04-35-3300 - Property taxes: \$25,922 (2014)
- At present, Suite A (3,456 sf) is vacant and available for a user. Suite B (8,250 sf) can be vacated for a buyer/user bringing total available space to 11,706 sf. Suite C (6,145 sf) is currently leased until 4/14/2016

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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.



875 WILSON STREET

Eugene, Oregon

- **Close-in, west Eugene location. Easy access to Hwy 99, W. 11th Avenue, and Beltline Freeway**
- **Excellent building for flex use, office/showroom, distribution, high tech assembly, or warehouse. High quality throughout**



Office: RECEPTION / ENTRY



VIEW FROM WILSON STREET



OFFICE



OFFICE



WAREHOUSE



OFFICE



WAREHOUSE



WAREHOUSE

875 WILSON STREET

Eugene, Oregon



BACK OF BUILDING



Tax Lot Map
0.88 acres / 38,333 sf

	<u>Total (SF)</u>	<u>1st Floor</u>	<u>2nd Floor</u>
Suite A: (Vacant: Available)	3,456 (20%)	3,000	456
Suite B: (Net Sales: Available)	8,250 (46%)	7,000	1,250
Suite C:	<u>6,145</u> (34%)	<u>5,000</u>	<u>1,145</u>
LightSmyth Technologies (Leased)	17,851	15,000	2,851