

## **FOR SALE**

REALTY, INC. *HIGH QUALITY INDUSTRIAL WAREHOUSE / OFFICE WAREHOUSE / OFFICE* 



## **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

PENNINGTON REALTY, INC.

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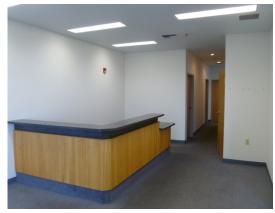
O: 541-344-5959 Cell: 541-579-4600



## **875 WILSON STREET**

Eugene, Oregon

- Close-in, west Eugene location. Easy access to Hwy 99, W. 11<sup>th</sup> 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

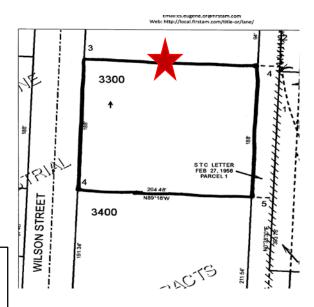
## 875 WILSON STREET Eugene, Oregon





**BACK OF BUILDING** 

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



Tax Lot Map 0.88 acres / 38,333 sf