

FOR SALE OR LEASE



MANUFACTURING & WAREHOUSE BUILDING 3592 WEST 5TH AVENUE, EUGENE, OREGON

- 42,956 SQUARE FOOT BUILDING, INCLUDING 7,802 SQUARE FEET OF STACKED OFFICES
- 4 TAX LOTS WHICH EQUAL APPROXIMATELY 171,627 SQUARE FEET, 3.94 ACRES
- EXPOSED AGGREGATE CONCRETE TILT-UP CONSTRUCTION
- WAREHOUSE CEILING HEIGHT IS 23'6"
- SPRINKLED THROUGHOUT
- THREE PHASE, 1200 AMP POWER
- THREE (3) DOCK HIGH LOADING BAYS AND FOUR (4) 14'x10' OVERHEAD DOORS
- ZONED I-2
- AVAILABLE 1ST QUARTER OF 2009
- \$19,333 PER MONTH, TRIPLE NET (NNN)
- \$3,000,000

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860
(541) 345-9649 Fax

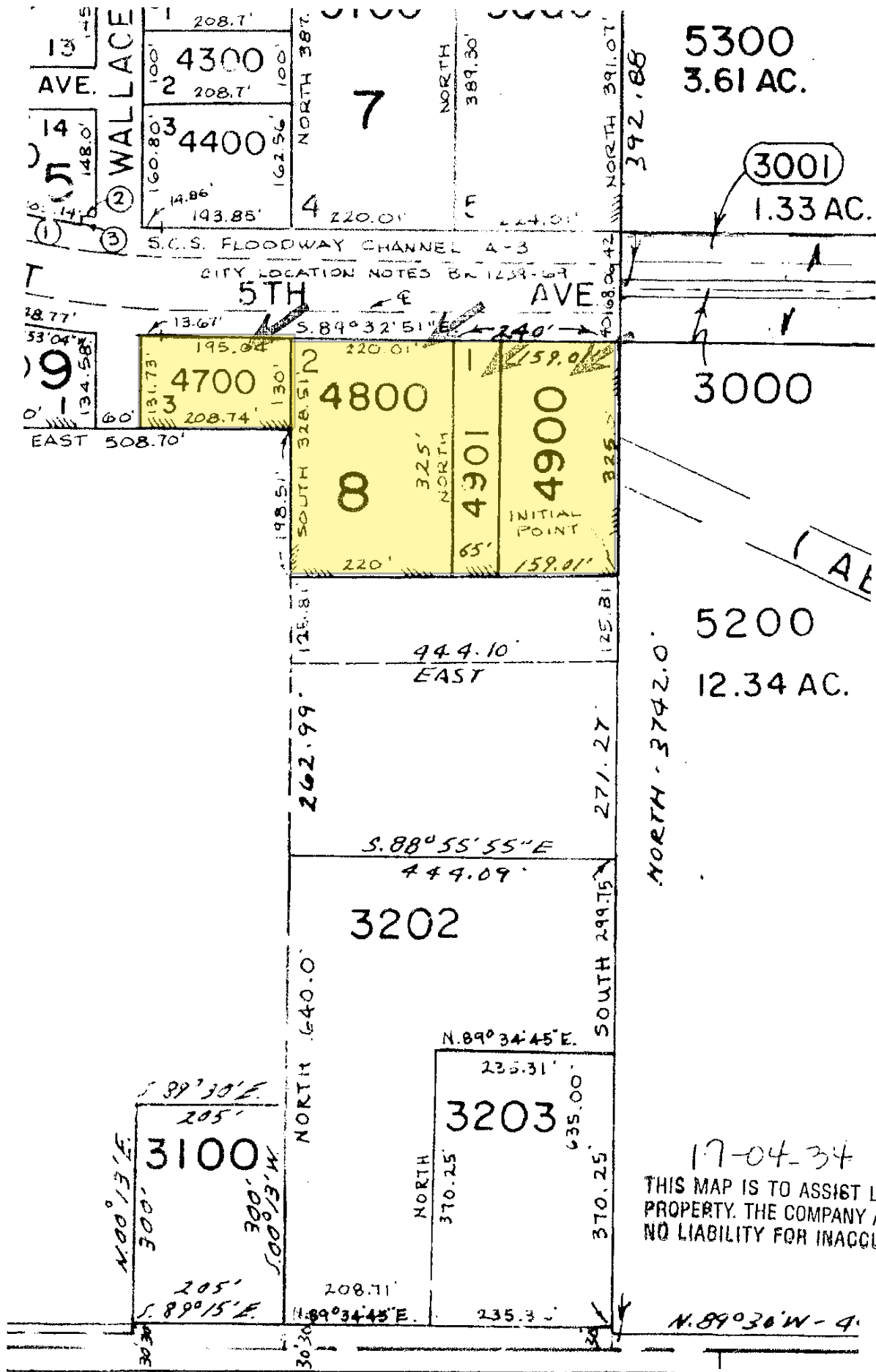
John Brown
John Erving
345-4860

Warehouse



Office





5300
3.61 AC.

3001
1.33 AC.

3000

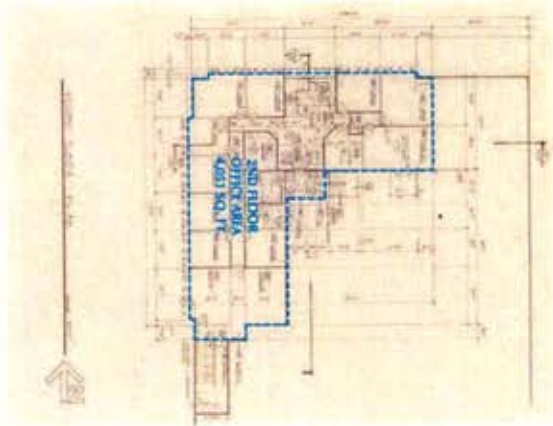
5200
12.34 AC.

NORTH - 3742.0'

17-04-34
THIS MAP IS TO ASSIST LOCATING
PROPERTY. THE COMPANY ASSUMES
NO LIABILITY FOR INACCURACIES.

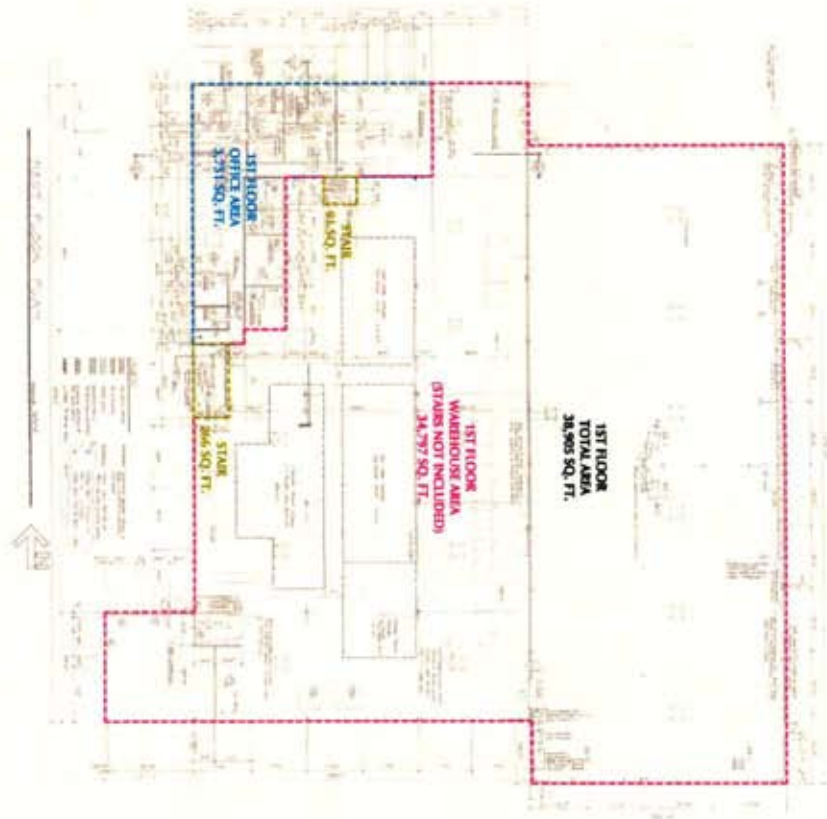
PARK

Scale: 1/8" = 1'-0"



AREA CALCULATION

WAREHOUSE	
1ST FLOOR	34,297 SQ. FT.
2ND FLOOR	31 SQ. FT.
STAIRS	266 SQ. FT.
TOTAL SF	34,594 SQ. FT.
2ND FLOOR	N/A
OFFICE	
1ST FLOOR	4,691 SQ. FT.
2ND FLOOR	4,691 SQ. FT.



PROJECT: NW
OWNER: Evans, Elder & Brown, Inc.
DATE: 11/11/11
SCALE: A1

AREA CALCULATION

NORTHWEST WEB BUILDING
EVANS, ELDER & BROWN, INC.
3592 W. 5TH
EUGENE, OR

TBC
ARCHITECTS & PLANNERS / P.C.
121 1st Building
Eugene, Oregon 97401
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