



Industrial Building

65 N. Bertelsen Rd. Eugene, OR



Business Address:
1225 Lawrence St.
Eugene, OR 97401

Mailing Address:
P.O. Box 1338
Eugene, Or 97440

541-484-4422 Voice
541-484-1337 Fax

Contact:
Clayton W. Walker, CCIM
Principle Broker

65 N. Bertelsen Rd. Eugene, OR

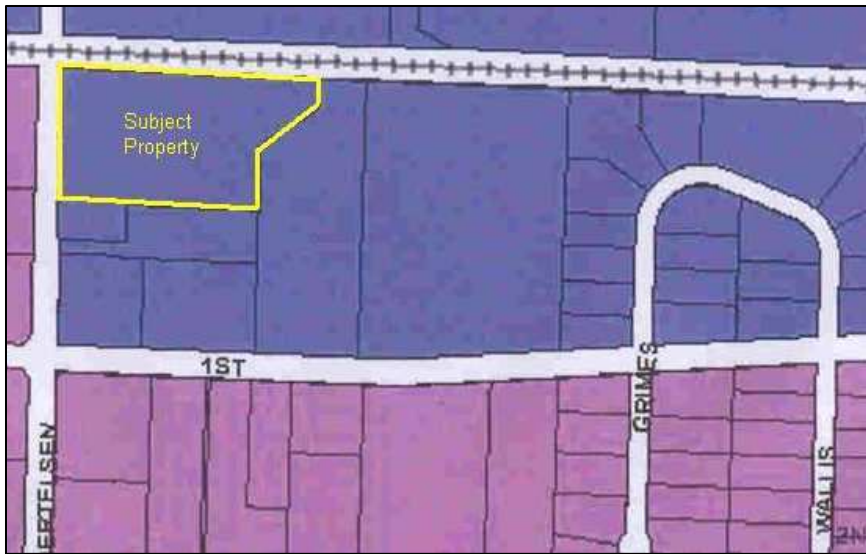
- Buildings total approx. 98,000 sq. ft. on approx. 4.25 Acres:
 - Building A – approx. 60,000 sq. ft.
 - Building B – approx. 20,000 sq. ft.
 - Building C – approx. 15,200 sq. ft.
 - Building D – approx. 2,478 sq. ft.
- Located in Eugene's Prime Industrial area
- Rail-spur available with rail loading docks
- Truck loading docks
- Zoned I-3
- 20' ceiling height

\$4,300,000

(Purchase of this property requires a lot line Adjustment on the East Property line, that the seller will obtain upon sale)

More Information available at www.cwwalker.net

The information contained herein is from sources deemed reliable, but is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal.



Zoning Legend:

	Selected Lot
	AG Agricultural
	C-1 Neighborhood Commercial
	C-2 Community Commercial
	C-3 Major Commercial
	C-4 Commercial/Industrial
	GO General Office
	PL Public Land
	I-1 Campus Industrial
	I-2 Light-Medium Industrial
	I-3 Heavy Industrial

Zoning Map

Nearby Industry includes:

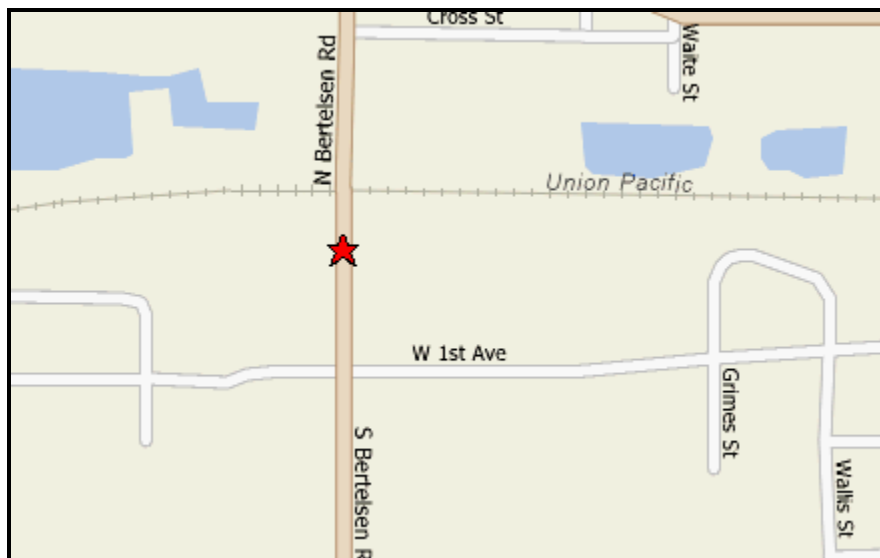
Industrial Finishes
 Weyerhaeuser Co.
 Truss Joist
 Whittier Wood Products

Oregon Rubber
 King Retail Solutions
 Parr Lumber
 Bi-Mart

Recent New Buildings within the immediate area include:

Johnstone Supply
 Flappin Flags
 Valley Tel

Ferguson Plumbing
 Roofline Supply & Delivery
 Alpine Distribution



Location Map