

FOR LEASE

WAREHOUSE SPACE WITH OFFICE



**480 SHELLEY STREET STE A
SPRINGFIELD, OR**

MULTI TENANT BUILDING WITH UNIT FEATURING:

APROXIMATLY 2000 SQ. FT. HEATED WAREHOUSE WITH OFFICE / SHOWROOM

- Central Eugene/Springfield location with easy Hwy 126 / Interstate 5 access!
- Tilt up construction with 16' tall warehouse ceilings and grade level 12' tall roll up door.
- Office, storage, loft areas, and private restroom total aprox. 375 sq.ft of available floor space.
- High visibility end cap unit with interior and exterior improvements underway.

AVAILABLE EARLY JULY 2018

LEASE PRICE: \$1250 (+/- \$0.63 SQ.FT) /Mo Modified Gross

Tenant pays own electric, natural gas, trash collection and proportionate share of water/sewer/storm charges.

USES RELATING TO CANNABIS, MEDICAL OR OTHERWISE, ARE NOT BEING CONSIDERED AT THIS LOCATION

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