



584 Wilson Street

584 Wilson Street, Eugene, OR 97402

Geoffrey Steelhammer

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584 Wilson Street

\$0.45 - \$0.48 /SF/Month

Great Location and Completely Updated! Office has been updated with new flooring, lighting, and paint. Bathrooms have all new fixtures, as well as new cabinetry in the break-room. New metal siding and roof, and the parking lot was repaved. Current space allocation is 2,211 SF Office and 8,589 SF Warehouse/Manufacturing. 3 - Roll Up Doors 12'x16' Clear Heights are 18' Office has forced air HVAC Warehouses have suspended gas heaters and ceiling radiant heat. Electrical Service: 525 AMP' s 120/208 3 phase 350 AMP' s 120/240 3 phase West end of property has a fenced and gated 38' x 34' paved area and a 38' x 97' graveled area. Disclosure: Owner is a licensed Property Manager in the State of Oregon.

Total Space Available:	N/A
Rental Rate:	\$0.45 - \$0.48 /SF/Month
Min. Divisible:	2,710 SF
Max. Contiguous:	10,840 SF
Property Type:	Industrial
Property Sub-type:	Warehouse
Building Size:	10,800 SF
Lot Size:	25,265 SF

Space 1

Space Available	4,065 SF
Rental Rate	\$0.45 /SF/Month
Space / Lot Type	Warehouse
Additional Space / Lot Types	Flex Space
Min. Divisible	2,710 SF
Max. Contiguous	10,840 SF
Lease Type	NNN
Lease Term	60 Months
No. Parking Spaces	10
Office SF	2211 SF
No. Drive In / Grade-Level Doors	1
Clear Ceiling Height	18 ft.
Pct. Procurement Fee	3.00%

Space 1 section is located closest to Wilson Street. NNN approximate expenses are \$190.75/mo + utilities. (.047/sqft+utilities)

1

Space 2

Space Available	2,711 SF
Rental Rate	\$0.48 /SF/Month
Space / Lot Type	Flex Space
Min. Divisible	2,710 SF
Max. Contiguous	10,840 SF
Lease Type	NNN
Lease Term	60 Months
No. Parking Spaces	7
No. Drive In / Grade-Level Doors	1
Clear Ceiling Height	18 ft.
Pct. Procurement Fee	3.00%

Space 2 is the middle section of the building. NNN approximate expenses are \$127.17/mo + utilities. (.047/sqft + utilities)

2

Space 3

Space Available	4,065 SF
Rental Rate	\$0.45 /SF/Month
Space / Lot Type	Flex Space
Min. Divisible	2,710 SF
Max. Contiguous	10,840 SF
Date Available	Oct 2013
Lease Term	60 Months
No. Parking Spaces	10
No. Drive In / Grade-Level Doors	2
Clear Ceiling Height	18 ft.
Pct. Procurement Fee	3.00%

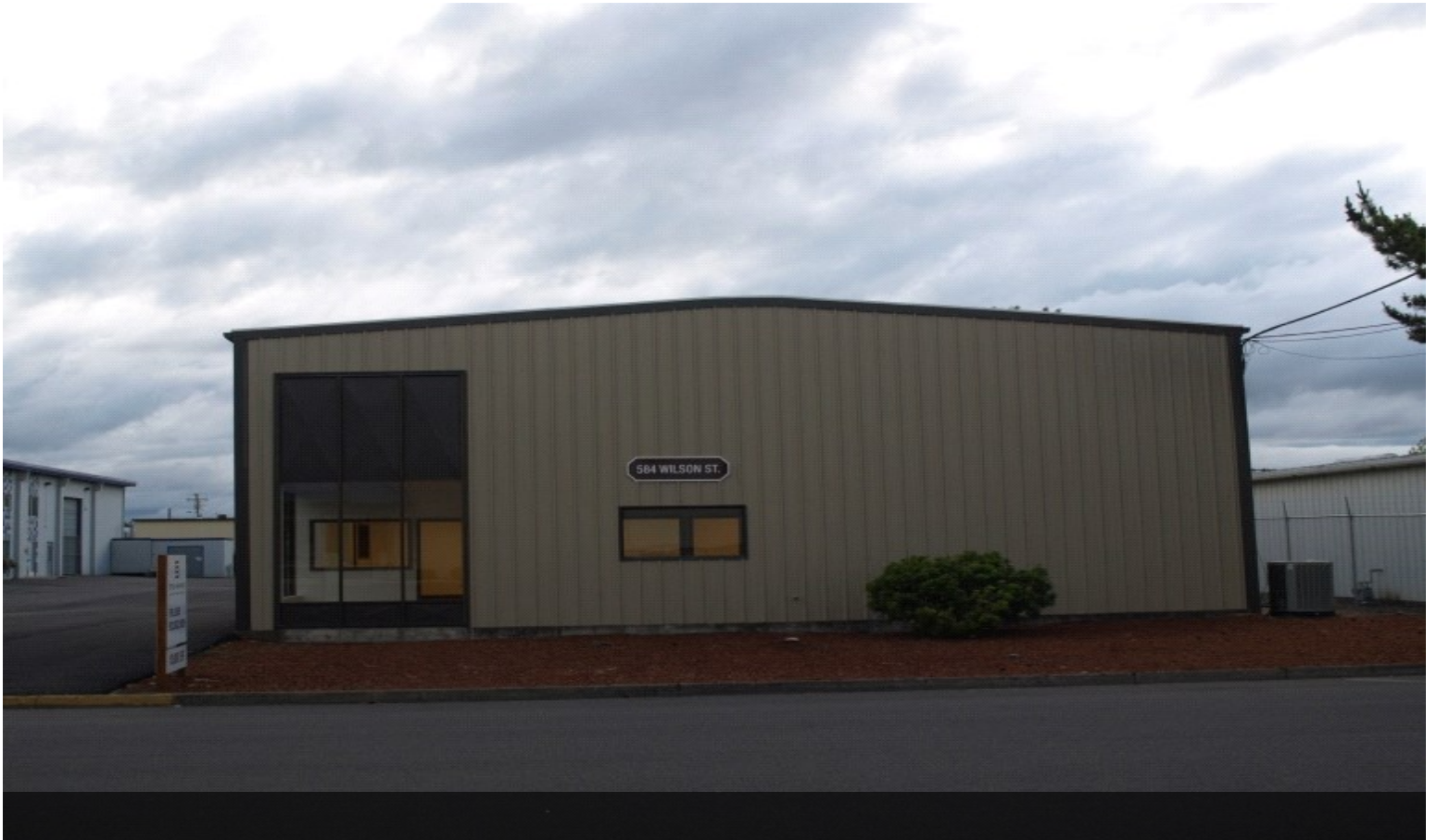
Space 3 is located furthest from Wilson and it contains a fenced in yard with additional parking/storage space. NNN approximate expenses are \$190.75/mo + utilities. (.047/sqft + utilities).



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The neighborhood is identified as Northwest Eugene, a portion of the Eugene/Springfield Metropolitan Statistical Area (MSA). The location is bounded by the Beltline Highway and Highway 99 on the north, Highway 99 on the east, West 11th Avenue on the south and Beltline Highway on the west. The location is served by all public utilities, including water, sewer, electricity, natural gas, telephone, and cable television. Police and fire protection are split between the City of Eugene and Lane County.

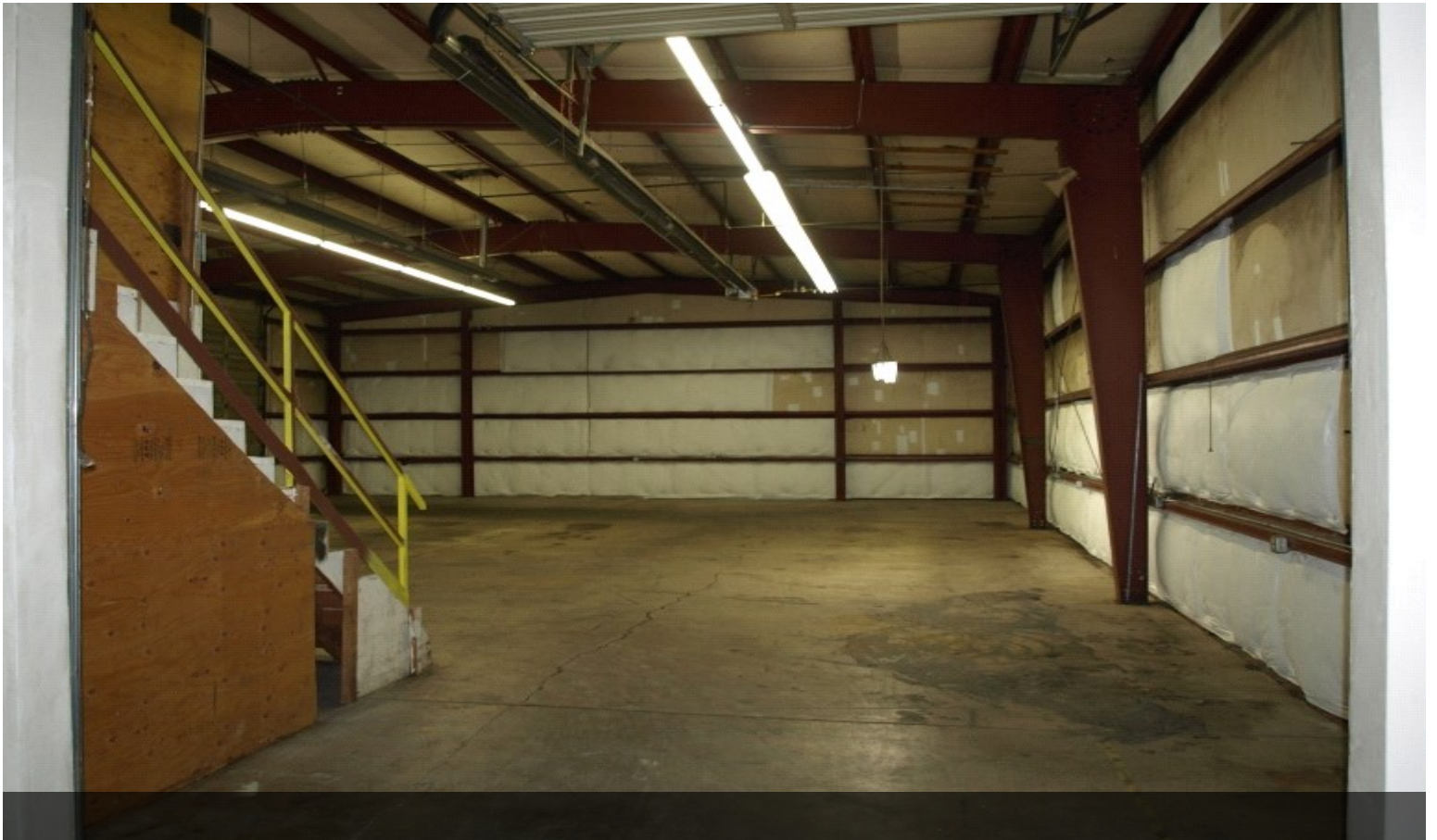
Property Photos



Property Photos



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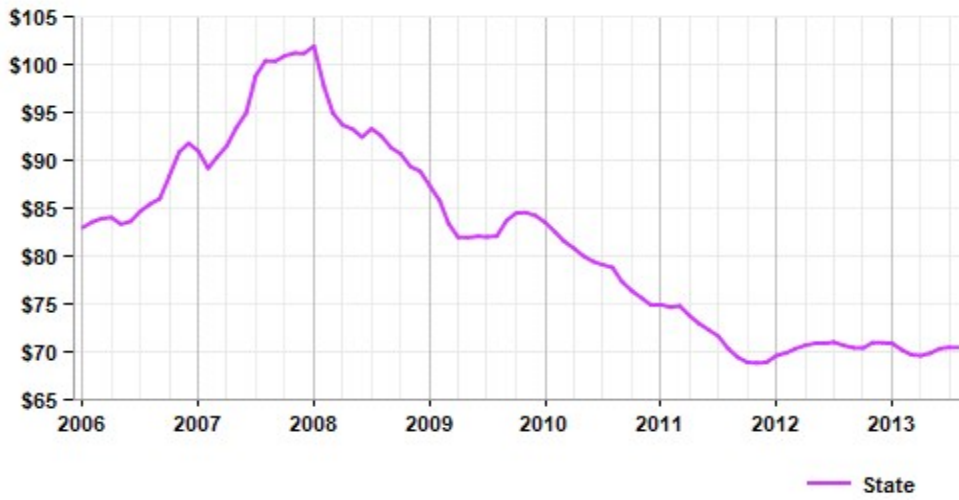


Property Photos



Market Trends

Asking Prices Industrial for Sale Eugene, OR (\$/SF)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$71	+0.9%	-0.3%

Asking Rent Industrial for Lease Eugene, OR (\$/SF/Year)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$6.03	+3.0%	+11.9%
Metro	\$5.02	0.0%	+0.7%
County	\$5.05	-0.1%	+0.1%
City	\$5.21	+1.4%	+4.9%