

FOR SALE > EUGENE

Industrial Land



190 N BERTELSEN ROAD EUGENE, OREGON 97402



The Property

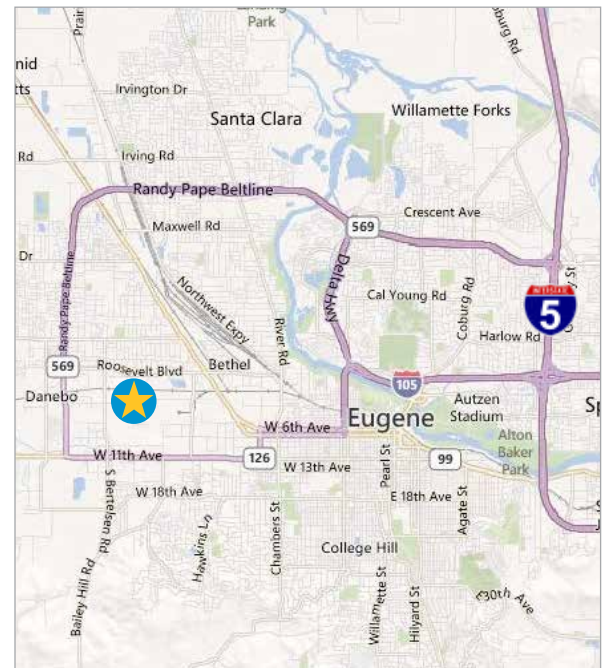
- 14.18 acres
- Minimum Setbacks
- Level Topography
- Located in the West Eugene Enterprise Zone
- Rail accessible
- Zoning I-3 - Heavy Industrial
 - Permitted uses include manufacturing, distribution, and outside storage.

Access

- Seconds to the Beltline
- 1.5 miles to Highway 99
- 6.85 miles to Interstate 5

Reduced Price

- **\$2,200,000 (\$3.56 per SF on 14.18 acres)**



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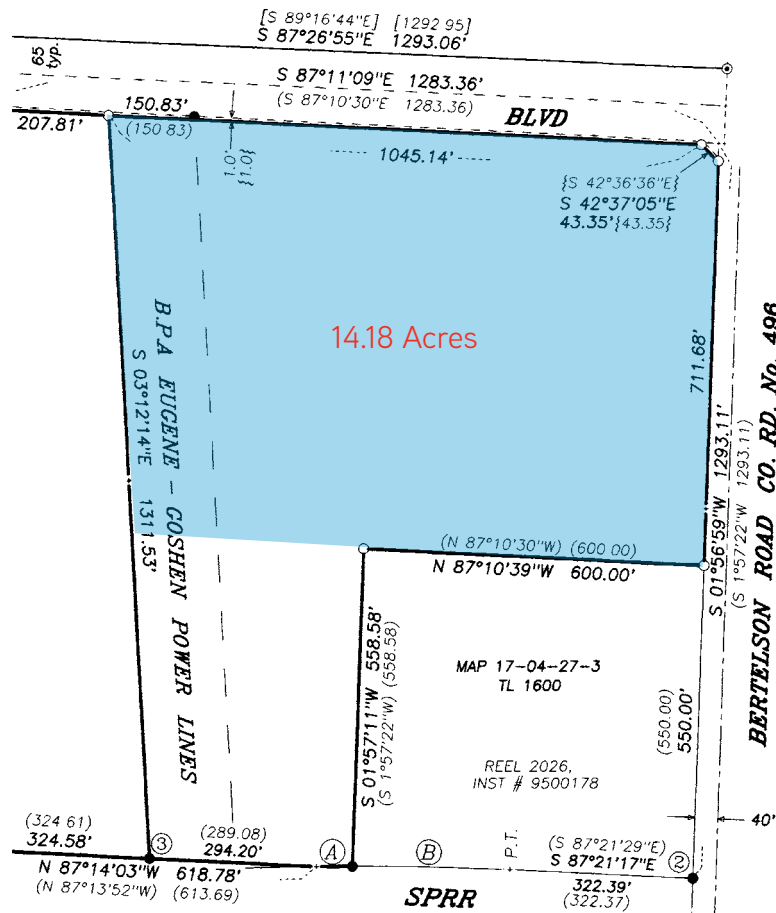
Contact Us

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Demographics			
Radius	1 Mile	3 Miles	5 Miles
2011 Total Population	8,426	67,889	145,544
Projected Population Growth 2011-2016	2.9%	2.2%	2.9%
Per Capita Income	\$18,366	\$22,224	\$24,955
2011 Total Households	3,304	27,966	61,821

Employment Statistics :: Eugene, OR	
Civilian Labor Force	176,900
Unemployment Rate	7.9%
Median Household Income (Within 5 Miles)	\$41,664



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