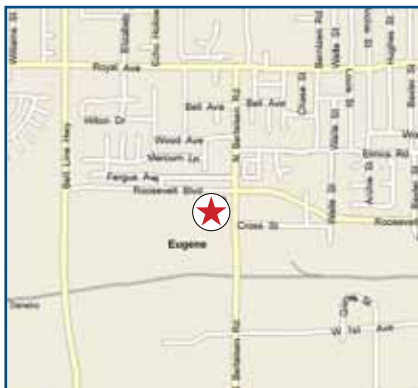


FOR SALE

# Eugene

# LAND: INDUSTRIAL

190 N BERTELSEN ROAD • EUGENE, OREGON • 97402



PAUL BREUER, SIOR  
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 601 SW Second Avenue, Suite 1950  
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### THE PROPERTY

- ▶ 22.68 Total Acres (18 usable acres)
- ▶ Minimum Setbacks
- ▶ Level Topography

### DEVELOPMENT

- ▶ Located in the West Eugene Enterprise Zone
- ▶ Zoning I-3 - Heavy Industrial
  - ▶ Permitted Uses:
    - ▶ Manufacturing
    - ▶ Distribution
    - ▶ Outside Storage

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
▶ 2008 Total Population	7,407	68,988	145,837
▶ Population Growth 2008-2013	6.49%	4.94%	4.21%
▶ Per Capita Income	\$19,332	\$22,211	\$24,037
▶ 2008 Total Households	2,832	28,263	62,165
▶ Median Household Income	\$40,631	\$42,581	\$42,463
▶ Median Housing Value	\$174,676	\$192,338	\$225,270

### ACCESS

- ▶ Seconds to the Beltline
- ▶ 1.5 miles to Hwy. 99
- ▶ 6.85 miles to I-5

### PRICE

- ▶ \$2,600,000

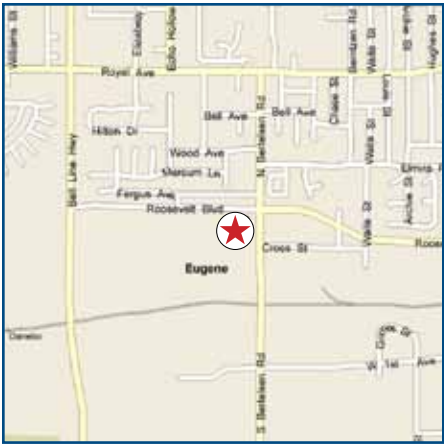


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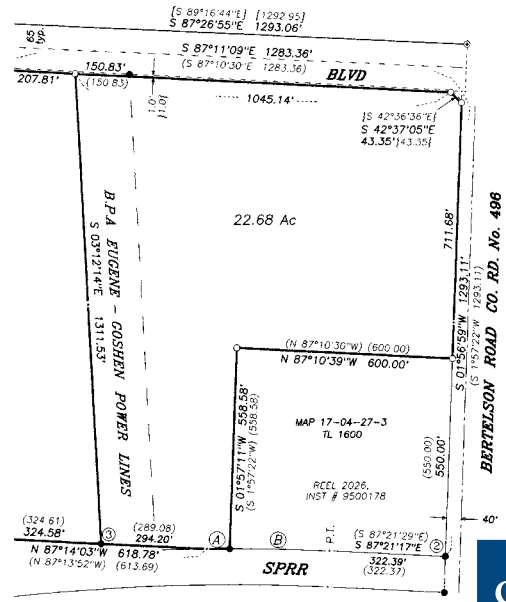
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