

FOR LEASE



4224 W 7TH AVE - UNIT 1

2,446 SF Available

Industrial / Office-Warehouse Space

\$2,330 / Mo. | Modified Gross | West Eugene Location

Exclusively Presented By:

Verne Whittaker III, CCIM

Principal Broker

☎ (541) 484-2800

📱 (541) 954-3325

✉ verne.whittaker@ccim.net

WHITTAKER
INVESTMENTS, INC.

428 Ivy St. | Junction City, OR 97448

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EXCLUSIVELY PRESENTED BY:

Verne Whittaker III, CCIM

Broker / President



Office: (541) 484-2800



Cell: (541) 954-3325



Email: verne.whittaker@ccim.net



License #: 880900082

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INVESTMENTS, INC.

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www.whittakerinvestments.com



AVAILABLE SPACE

One 2,446 SF industrial / office-warehouse suite is available for lease at 4224 W 7th Ave, Unit 1. The space combines a substantial office component with functional warehouse area and is well suited for a range of industrial, service, and contractor users in West Eugene.

2,446

Square Feet

\$2,350

Month/MG

3-5 Years

Lease Term



Available July 1, 2026



Office Area: 1,344 SF (+/-)



Warehouse Area: 1,002 SF (+/-)



1 Drive-In Bay



Central Air Conditioning in Office



Dry Sprinkler System



West Eugene Location

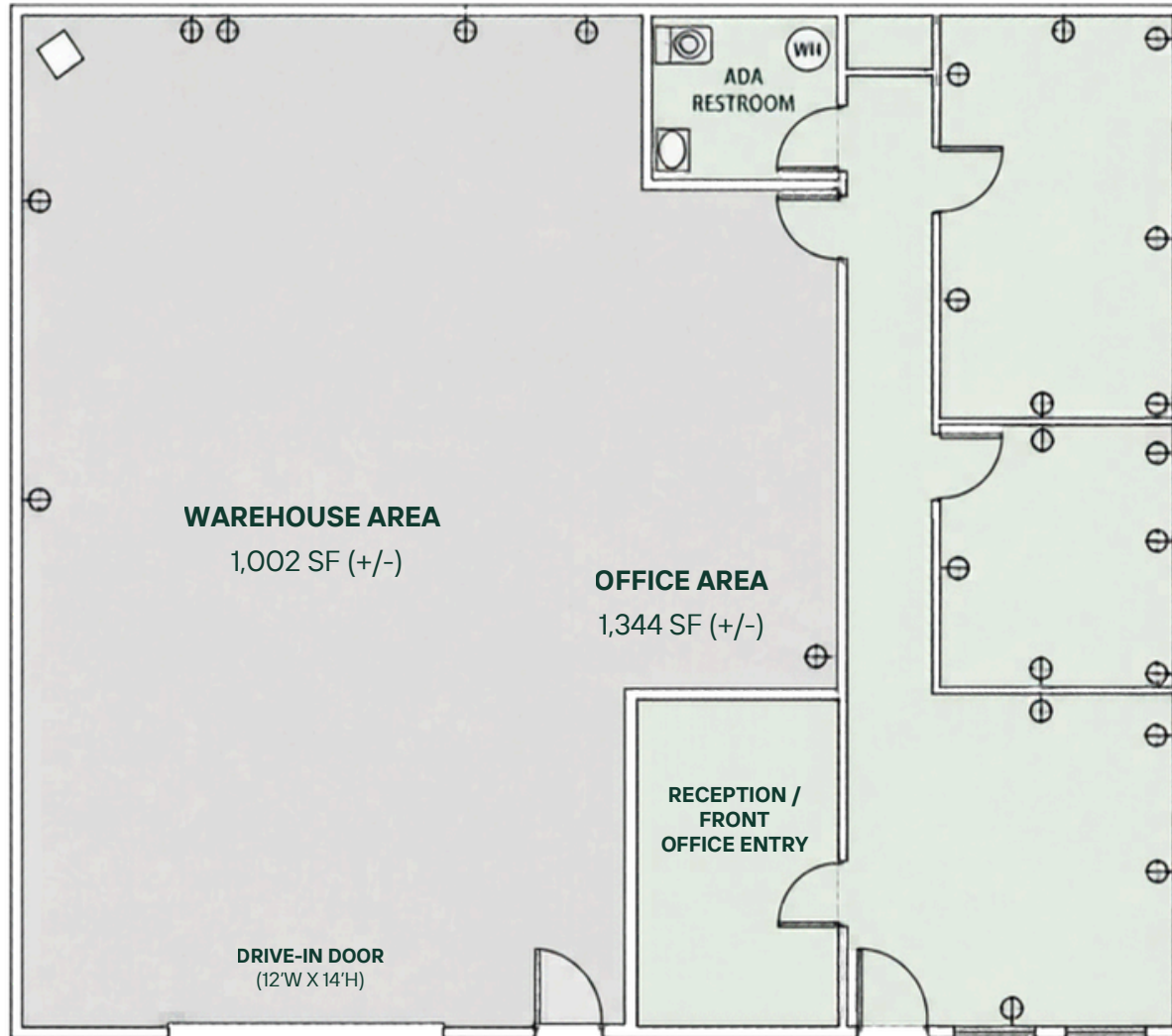
Listed rate may not include certain utilities, building services, and property expenses.



Office + Warehouse Functionality | Professional Industrial Setting

FLOOR PLAN

Approximate Suite Layout



- 2,446 SF Total Suite
- 1,344 SF Office Area (+/-)
- 1,002 SF Warehouse Area (+/-)
- Reception / Front Office Entry
- Private Offices & Support Areas
- ADA Restroom
- Drive-In Warehouse Access
- Dimensions Approximate



OFFICE & SUPPORT AREAS



Private Office



Hallway / Circulation



Breakroom



Support Area



ADA Restroom

The office component provides a professional front-end environment with a functional mix of private work areas, circulation space, breakroom amenities, and support areas. This layout supports day-to-day business operations while maintaining direct connection to the warehouse component.



Approx. 1,344 SF Office Area



Reception / Front Office Entry



Private Offices & Work Areas



Breakroom



ADA Restroom



Central Air Conditioning

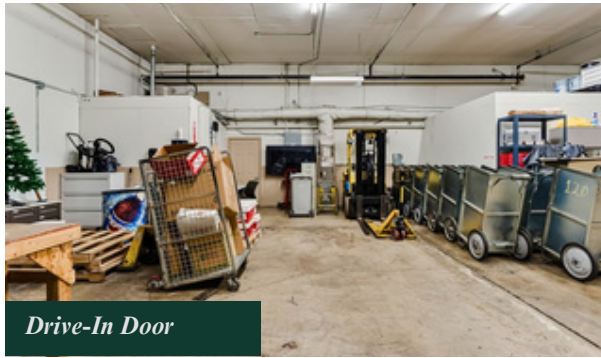


Professional Office Build-Out | Functional Support Spaces

WAREHOUSE & EXTERIOR



Warehouse Interior



Drive-In Door



Building Exterior

The suite includes a functional warehouse component with drive-in access, clear height, and support for light industrial or service operations. Exterior access, parking, and building configuration allow for efficient day-to-day use.

- ✓ Approx. 1,002 SF Warehouse Area
- ✓ 14' Clear Height
- ✓ 12' x 12' Roll-Up Door
- ✓ Gas Heater
- ✓ Dry Sprinkler System
- ✓ Drive-In Loading
- ✓ On-Site Parking



Parking Area

PROPERTY OVERVIEW



Property Address	4224 W 7th Ave, Unit 1 Eugene, OR 97402
Property Type	Industrial / Office Warehouse
Building Size	12,000 SF
Lot Size	0.78 AC
Year Built	1993
Clear Height	14'
Building	1
Parking	18 Spaces
Zoning	1-2 Light-Medium Industrial
Heating	Gas / Natural Gas
Water / Sewer	City / City

4224 W 7th Ave offers a functional industrial suite in West Eugene approximately one mile from Randy Papé Beltime. The available suite combines dedicated office space with warehouse functionality, making it well suited for light industrial, service, contractor, and distribution-oriented users. The property features a professional office component, a drive-in warehouse bay, on-site parking, and convenient access within Eugene's established industrial corridor.



Office + Warehouse Functionality | Professional Industrial Setting

LOCATION & ACCESS



4224 W 7th Ave is located in West Eugene within an established industrial corridor. The property is positioned approximately one mile from Randy Papé Beltline, offering convenient access for office, service, and industrial users. The surrounding area includes a range of industrial and commercial occupancies with practical access, parking, and circulation.

- ✓ West Eugene Industrial Location
- ✓ Approx. 1 Mile to Randy Papé Beltline
- ✓ Convenient Access to Major Local Routes
- ✓ Established Industrial / Commercial Setting
- ✓ On-Site Parking & Circulation



Established Industrial Corridor | Convenient Local Access

FOR LEASING INFORMATION



4224 W 7TH AVE UNIT 1

2,446 SF Available | Industrail / Office-Warehouse Space

Eugene, OR 97404 | West Eugene Location | Available July 1, 2026



The information contained herein is from sources deemed reliable and is not guaranteed by broker.
All information is provided without warranty and is subject to change without notice, error, or omission.

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verne.whittaker@ccim.net

License #: 880900082

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INVESTMENTS, INC.

428 Ivy Street, Junction City, OR 97448

Fax: (541) 302-1594

www.whittakerinvestments.com