



ATTENTION BROKERS
FOR LEASE

West 1st Avenue Industrial Park

3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

An aerial photograph of an industrial park. Several large, single-story industrial buildings with grey and blue roofs are visible. A large American flag mural is painted on the side of one building. A white semi-truck is parked in a lot. The image is overlaid with a semi-transparent blue box containing text.

**Office and Warehouse
Space**

Flexible Lease Terms

FirstAvenueIndustrialPark.com



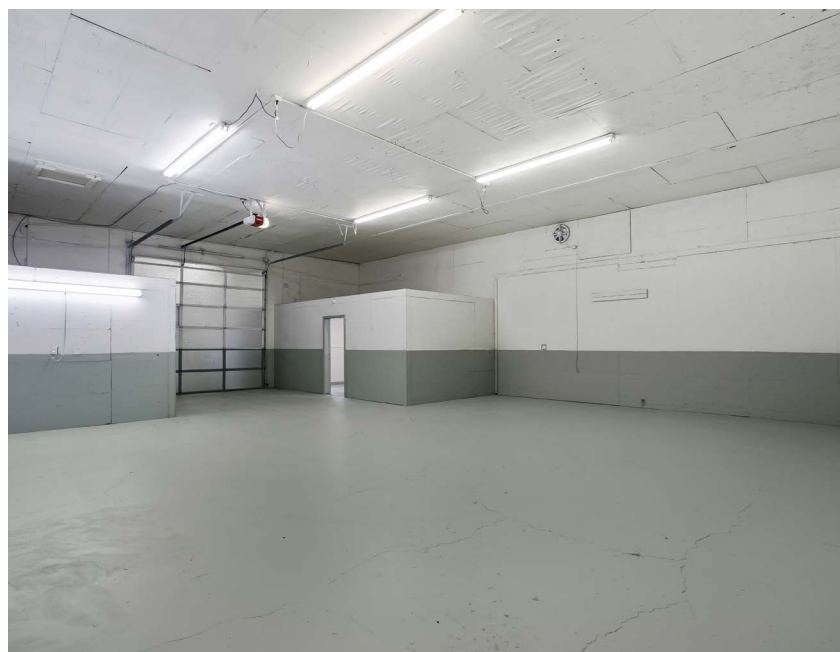
West 1st Avenue Industrial Park

3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

PROPERTY OVERVIEW

- The West 1st Avenue Industrial Park is comprised of 10 total buildings and 60,844 SF of leasable warehouse space.
- The property offers a variety of warehouse and office spaces ranging from 580 to 3,000 SF. Outdoor parking is also available for lease.
- Each suite has assigned parking, ample power and ample water for tenant use.
- With competitive leasing rates and flexible lease terms, we make it easy for companies to get the space they need at a price that fits their budget.

With easy access to major highways, our industrial park is the perfect choice for companies looking for office, warehouse, storage, or light manufacturing/production spaces.



FirstAvenueIndustrialPark.com

Suite 3908 B -1,440 RSF Warehouse Suite - Assigned Parking -Eugene- OR

1,440
SQUARE FEET

\$11.50 /yr
RENT / SF

\$1,380
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904-3908 West 1st Avenue - Suite 3908 B
Eugene, OR 97402

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC:

Please visit our website for full marketing information and to apply for any of our suites at West 1st Avenue Industrial Park:
<https://www.firstavenueindustrialpark.com/>

Suite 3908 B - 1,440 RSF Warehouse Suite - Assigned Parking
-Eugene- OR

Located off of OR-126, the West 1st Avenue Industrial Park is ideal for businesses that need a warehouse, storage, or light manufacturing and production space.

This industrial park recently had a series of sitewide improvements including new exterior paint, updated lighting, exterior security cameras, parking lot repair, and interior suite renovations.

Suite 3908 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,440 rentable square feet.

Power Details: Pending

This suite has access to a shared restroom.

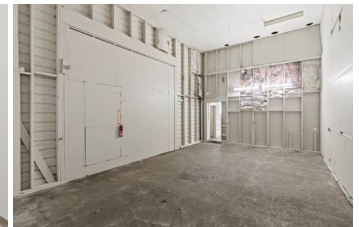
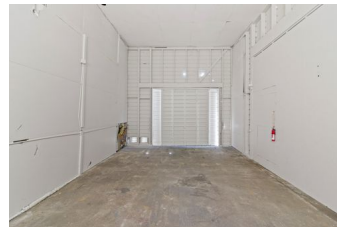
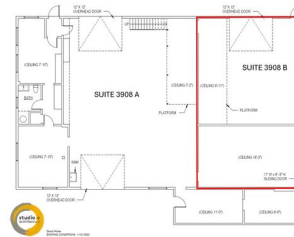
The first-year base rent rate is \$9.00 per year per square foot (\$1,080.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$300.00 per month), resulting in all-in lease costs of \$1,380.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Assigned Outdoor Parking
- High Ceiling Clearance
- Warehouse
- warehouse space
- Warehouse

RENTAL TERMS

Rent	\$1,380
Security Deposit	\$1,800
Application Fee	\$0



View this listing online:



12,050 RSF Warehouse Suite - Private Restroom - Mezzanine- Office Space

12,050
SQUARE FEET

\$9.50 /yr
RENT / SF

\$9,539.58
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904 West 1st Avenue
Eugene, OR 97402

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

View full marketing details at
www.FirstAvenueIndustrialPark.com

Available from Grid Property Management, LLC.

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in West Eugene between 99W and S Bertelsen Road, the West First Avenue Industrial Park is ideal for companies that need a warehouse, storage, light manufacturing, service, or production space.

The West First Avenue Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

Suite 3904 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 12,050 square feet.

The suite has ample power, ample lighting, and gas heat. All tenants have assigned parking.

The first-year base rent rate is \$7.00 per year per square foot (\$7,029.17 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,510.42 per month), resulting in all-in lease costs of \$9,539.58 per month for year 1 with 5% annual increases on base rent.

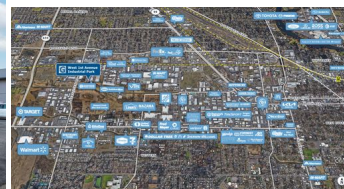
Tenants will also pay for their own electricity, internet, phone, and garbage.

AMENITIES

- Office Space
- Private Restroom
- Mezzanine Space
- Warehouse Space
- Assigned Parking

RENTAL TERMS

Rent	\$9,539.58
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



Suite 3918 C - 650 SF Office Suite - Kitchenette - Full Bathroom - Assigned Parking

650
SQUARE FEET

\$13.50 /yr
RENT / SF

\$731.25
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3910-3922 West 1st Avenue - Suite 3918 C
Eugene, OR 97402

COMMERCIAL TYPE: **Office** LEASE TYPE: **NNN**
AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC:

Suite 3918 C - 650 SF Office Suite - Kitchenette - Full Bathroom
- Assigned Parking

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in West Eugene between 99W and S Bertelsen Road, the West First Avenue Industrial Park is ideal for companies that need warehouse, storage, light manufacturing, service, or production space.

The West First Avenue Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

****This suite is not an apartment and cannot be a living space****

Suite 3918 C is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. It is located on the second floor of Suite 3918 A. The office suite is a total of 650 square feet.

The suite has ample power, ample lighting, and gas heat. All tenants have assigned parking.

The first-year base rent rate is \$11.00 per year per square foot (\$595.83 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$135.42 per month), resulting in all-in lease costs of \$731.25 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Office Space
- Kitchenette
- assigned parking
- Full Bathroom

RENTAL TERMS

Rent	\$731.25
Security Deposit	\$1,000.00
Application Fee	\$0.00



3904 W 1st Ave - 3918 C



View this listing online:



Warehouse Space - For Lease - Eugene, OR - 1,950 RSF

1,950
SQUARE FEET

\$10.50 /yr
RENT / SF

\$1,706.25
RENT

(503) 321-5140
www.gridpropertymanagement.com



PROPERTY ADDRESS

3912 West 1st Avenue - Suite 3912 B
Eugene, OR 97402

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 3912 B - 1,950 RSF Warehouse Suite - Private Restroom
-Simple Storage Mezzanine + Office Space - Assigned Parking

Please visit our website for full marketing information and to apply for any of our suites at West 1st Avenue Industrial Park: FirstAvenueIndustrialPark.com

Located off of OR-126, the West 1st Avenue Industrial Park is ideal for businesses that need a warehouse, storage, or light manufacturing and production space.

This industrial park recently had a series of sitewide improvements including new exterior paint, updated lighting, exterior security cameras, parking lot repair, and interior suite renovations.

Suite 3912 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,950 rentable square feet and includes a private restroom and office.

Power Details: Pending

The first-year base rent rate is \$8.00 per year per square foot (\$1,300.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$406.25 per month), resulting in all-in lease costs of \$1,706.25 per month for year 1 with 5% annual increases on base rent.

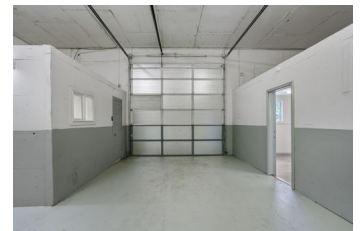
Tenants will also pay their own electricity, internet, garbage, and phone bills.

AMENITIES

- Assigned Outdoor Parking
- Office Space
- Private Bathroom
- High Ceiling Clearance
- Warehouse
- warehouse space
- Warehouse
- storage mezzanine

RENTAL TERMS

Rent	\$1,706.25
Security Deposit	\$2,000.00
Application Fee	\$0.00



3904 W 1st Ave : 3912 B

View this listing online:



2,400 SF Warehouse Suite - Office Space + Upstairs Mezzanine

2,400
SQUARE FEET

\$10.50 /yr
RENT / SF

\$2,100
RENT

(541) 525-4611

www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3916 West 1st Avenue - Suite 3916 A
Eugene, OR 97402

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 3916 A - 2,400 SF Warehouse Suite - Private Restroom - Simple Storage Mezzanine + Office Space

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This industrial park recently had a series of sitewide improvements including new exterior paint, updated lighting, exterior security cameras, parking lot repair, and interior suite renovations.

Suite 3916 A is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 2,400 square feet.

Power Details: Pending

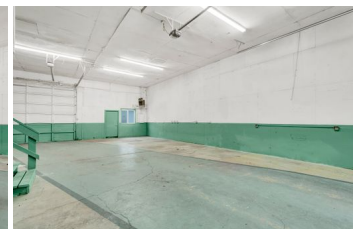
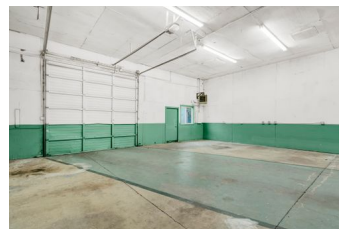
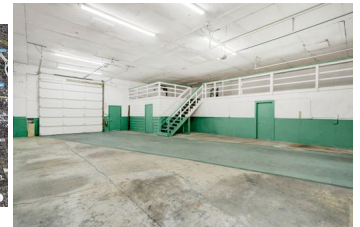
The first-year base rent rate is \$8.00 per year per square foot (\$1,600.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$500.00 per month), resulting in all-in lease costs of \$2,100.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Office Space
- Private Restroom
- Roll up door
- Storage Mezzanine

RENTAL TERMS

Rent	\$2,100
Security Deposit	\$3,000
Application Fee	\$0



View this listing online:



West 1st Avenue Industrial Park

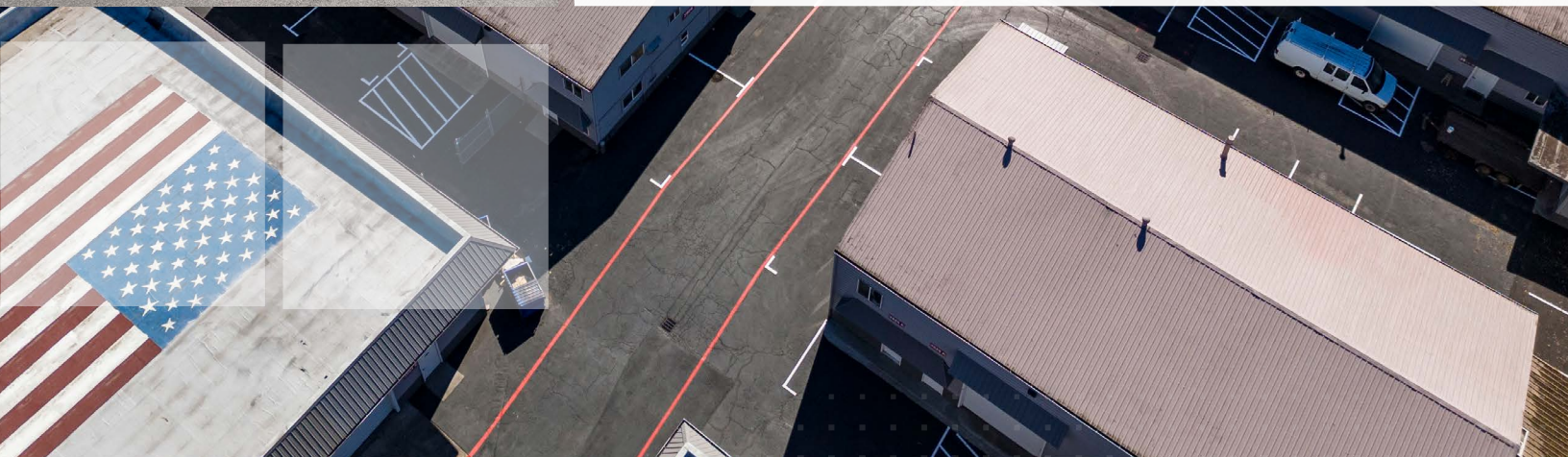
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OFFICE SUITES WITH WAREHOUSE SPACE

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
541-525-4611

Individual suite information is available at
FirstAvenueIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.