



ATTENTION BROKERS
FOR LEASE

West 1st Avenue Industrial Park

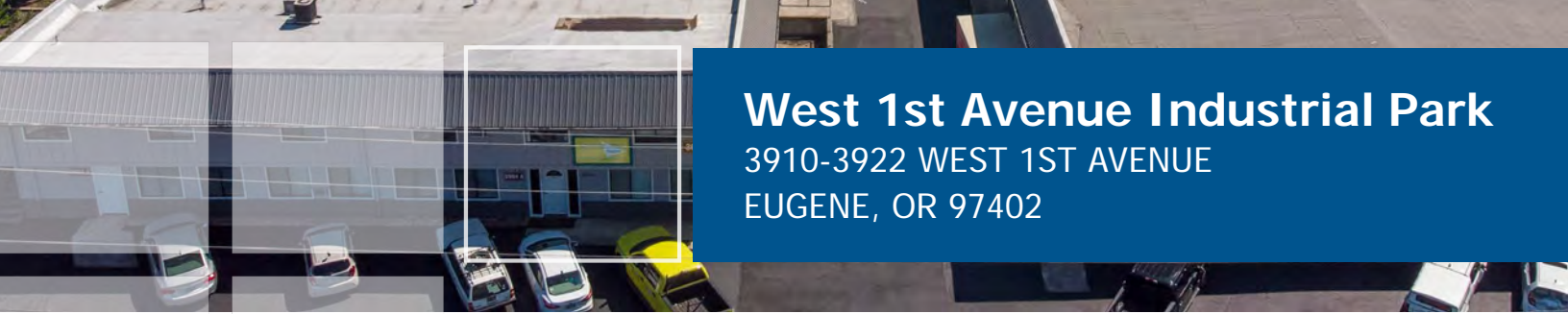
3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

An aerial photograph of an industrial park. Several large, single-story industrial buildings with grey roofs are visible. There are large parking lots with white painted lines. A semi-truck is parked in one of the lots. In the bottom left corner, there is a large mural of the American flag on the side of a building. The image is used as a background for the lower half of the advertisement.

**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

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

12,050
SQUARE FEET

\$9.50 /yr
RENT / SF

\$7,531.25
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904 West 1st Avenue
Eugene, OR 97402

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

DESCRIPTION

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.

Lease Highlights

- Base Rent: \$7.00/SF/year or \$7,029.17/month
- NNN Charges: \$2.50/SF/year or \$2,510.42/month
- All-In Rent: \$9,539.58/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$14,058.34 in year one)
- Effective All-In Rent for Year 1 is \$7,531.25/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$9,539.58/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$7,531.25 in Year 1.

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	\$7,531.25
Security Deposit	\$10,000.00
Application Fee	\$0.00



View this listing online:



Suite 3906 A - Warehouse with Private office - 5,348 RSF - Eugene - OR

5,348
SQUARE FEET

\$9.50 /yr
RENT / SF

\$4,233.83
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3906 West 1st Avenue
Eugene, OR 97402

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

DESCRIPTION.

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 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 3906 A is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof.

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

Lease Highlights

- Base Rent: \$9.00/SF/year or \$4,011.00 /month
- NNN Charges: \$2.50/SF/year or \$1,114.17 /month
- All-In Rent: \$5,125.17 /month
- Annual Increase: 5% Increase in Base Rent Move-In

Special Details

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$8,022.00 in year one)
- Effective All-In Rent for Year 1 is \$ \$4,233.83/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$5,125.17/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$4,233.83 in Year 1.

AMENITIES

- Assigned Outdoor Parking
- Assigned Covered Parking
- Security Fencing
- Office Space
- Mezzanine Space
- High Ceiling Clearance Warehouse
- 2 Roll Up Doors

RENTAL TERMS

Rent	\$4,233.83
Security Deposit	\$5,500.00
Application Fee	\$0.00



View this listing online:



Suite 3908 C- 720 RSF- Office Suite - Assigned Parking -Eugene- OR

720
SQUARE FEET

\$11.50 /yr
RENT / SF

\$690.00
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

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

COMMERCIAL TYPE: **Office** LEASE TYPE: **NNN**
AVAILABLE: **7/3/25**

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 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 3908 C is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 720 square feet.

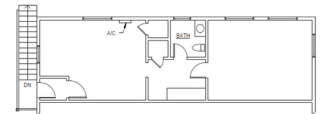
The suite has ample power, ample lighting, and gas heat. All tenants have assigned parking.

Lease Highlights

- Base Rent: \$11.00/SF/year or \$660.00/month
- NNN Charges: \$2.50/SF/year or \$150.00/month
- All-In Rent: \$ 810.00/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$1,375 in year one)
- Effective All-In Rent for Year 1 is \$718.75/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$843.75/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$718.75 in Year 1.



AMENITIES

- Assigned Outdoor Parking
- Private Bathrooms
- Office Space

RENTAL TERMS

Rent	\$690
Security Deposit	\$1,500
Application Fee	\$0

View this listing online:



Suite 3906 C - 768 RSF Office suite - Assigned parking - Eugene - OR

768
SQUARE FEET

\$13.50 /yr
RENT / SF

\$864.00
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904-3908 West 1st Avenue - Suite 3906 C
Eugene, OR 97402

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

DESCRIPTION

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.

Suite 3906 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 768 square feet.

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

Lease Highlights

- Base Rent: \$11.00/SF/year or \$704.00/month
- NNN Charges: \$2.50/SF/year or \$160.00/month
- All-In Rent: \$864.00/month

- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$1,408.00 in year one)
- Effective All-In Rent for Year 1 is \$736.00/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$864.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$736.00 in Year 1.

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

HVAC maintenance and repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.

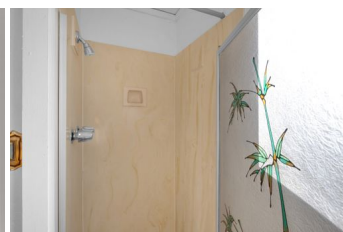
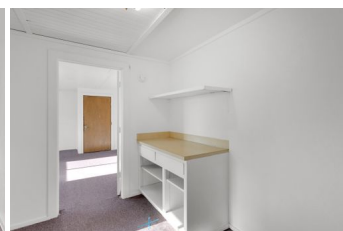
Click here to apply: <https://tinyurl.com/GridCommercialApp>

AMENITIES

- Secure Gated Access
- Private Office
- Assigned Parking

RENTAL TERMS

Rent	\$864
Security Deposit	\$1,000
Application Fee	\$0



View this listing online:



2,020 RSF Warehouse Suite - Eugene - OR

2,020
SQUARE FEET

\$11.50 /yr
RENT / SF

\$1,935.83
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

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

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Available from Grid Property Management, LLC:

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

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 3916 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 2,020 square feet.

Power Details: Pending

The first-year base rent rate is \$9.00 per year per square foot (\$1,515.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$420.83 per month), resulting in all-in lease costs of \$1,935.83 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

- Existing Office Build-Out
- Private Bathroom
- High Interior Clearance
- Off-Street Parking
- Roll Up Door
- Shed Attached to Suite

RENTAL TERMS

Rent	\$1,935.83
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



West 1st Avenue Industrial Park

3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

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.