

FOR LEASE

BELTLINE  
HWY

W. 11th  
AVENUE

B

D

E

PARKWAY INDUSTRIAL CENTER | 1369 S BERTELSEN RD | EUGENE, OR

## PRIME INDUSTRIAL SPACE

3,795 – 20,000 SF Available | Divisible Industrial Buildings

- 24' Clear Height • Dock + Grade-Level Loading
- E-2 Zoning (Industrial + Commercial Use)
- Immediate + May 2026 Availability

**LEASE RATE: \$0.75/SF, NNN (NNN CHARGES = \$0.25/SF)**



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# PROPERTY OVERVIEW

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**AVAILABLE SPACE:** 3,795 – 20,000 SF

**Buildings:**

**B** - 3,795 SF

**D** - 20,000 SF (May 2026)

**E** - 4,500 SF (May 2026)

**Clear Height:** 24'

**Loading:** Shared Dock + Grade-Level Doors

**Zoning:** E-2 (Mixed-Use Industrial)

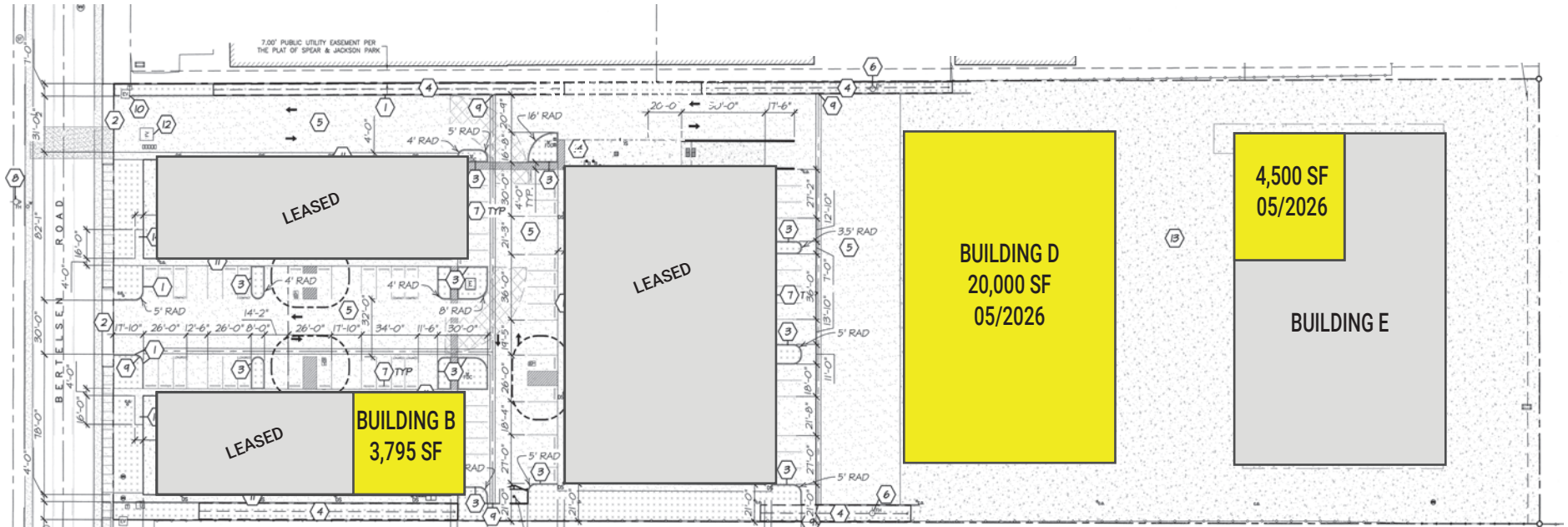
**Divisible:** Yes

- Flexible warehouse configurations
- Dock-high & grade-level loading
- Prime West Eugene industrial location
- Immediate access to Beltline Hwy & I-5
- Suitable for industrial, distribution, or commercial users

## Parkway Industrial Center | West Eugene Industrial Corridor

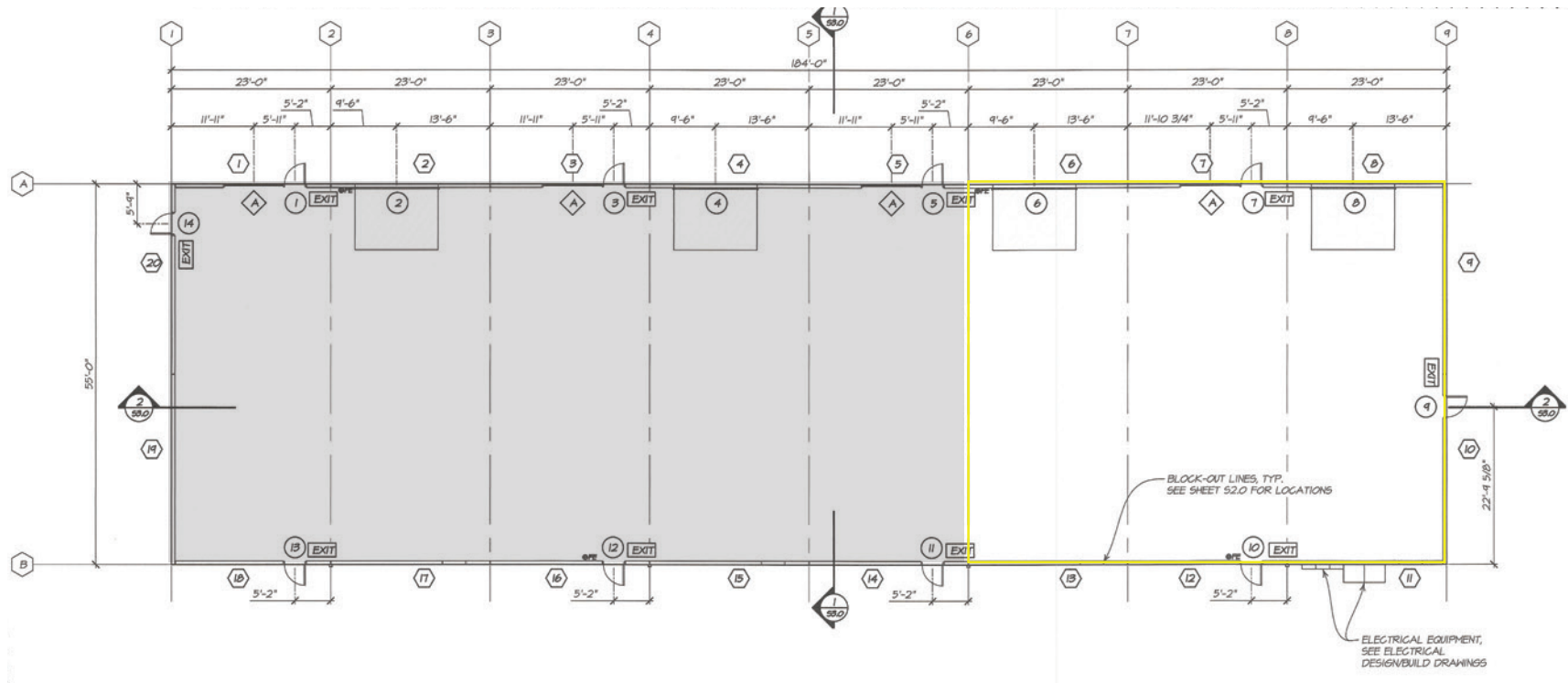


# SITE PLAN



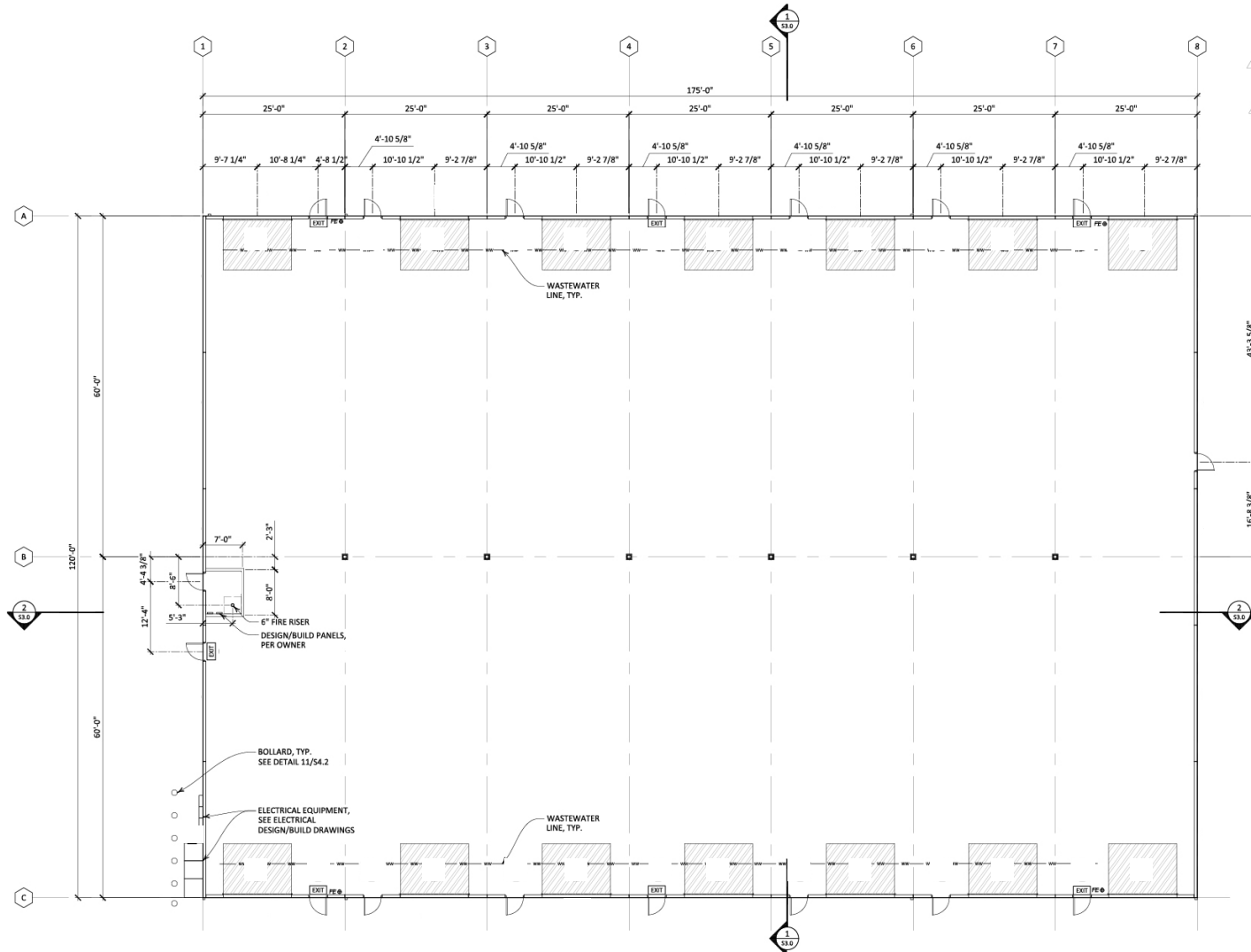
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# BUILDING B



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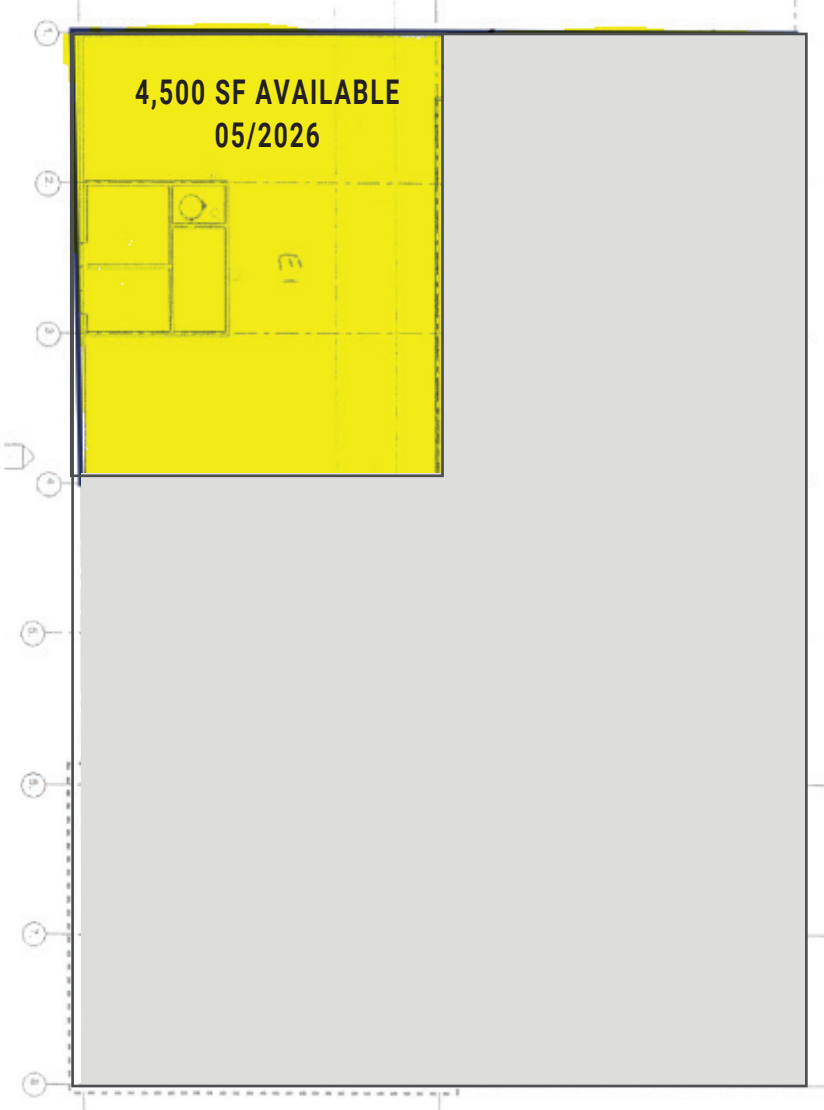
# BUILDING D



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# BUILDING E

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# LOCATION + ACCESS

- West Eugene Industrial Corridor
- Immediate access to Beltline Hwy & I-5
- 5 minutes to Beltline | 10 minutes to I-5



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# LOCATION MAP



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