

ATTENTION BROKERS

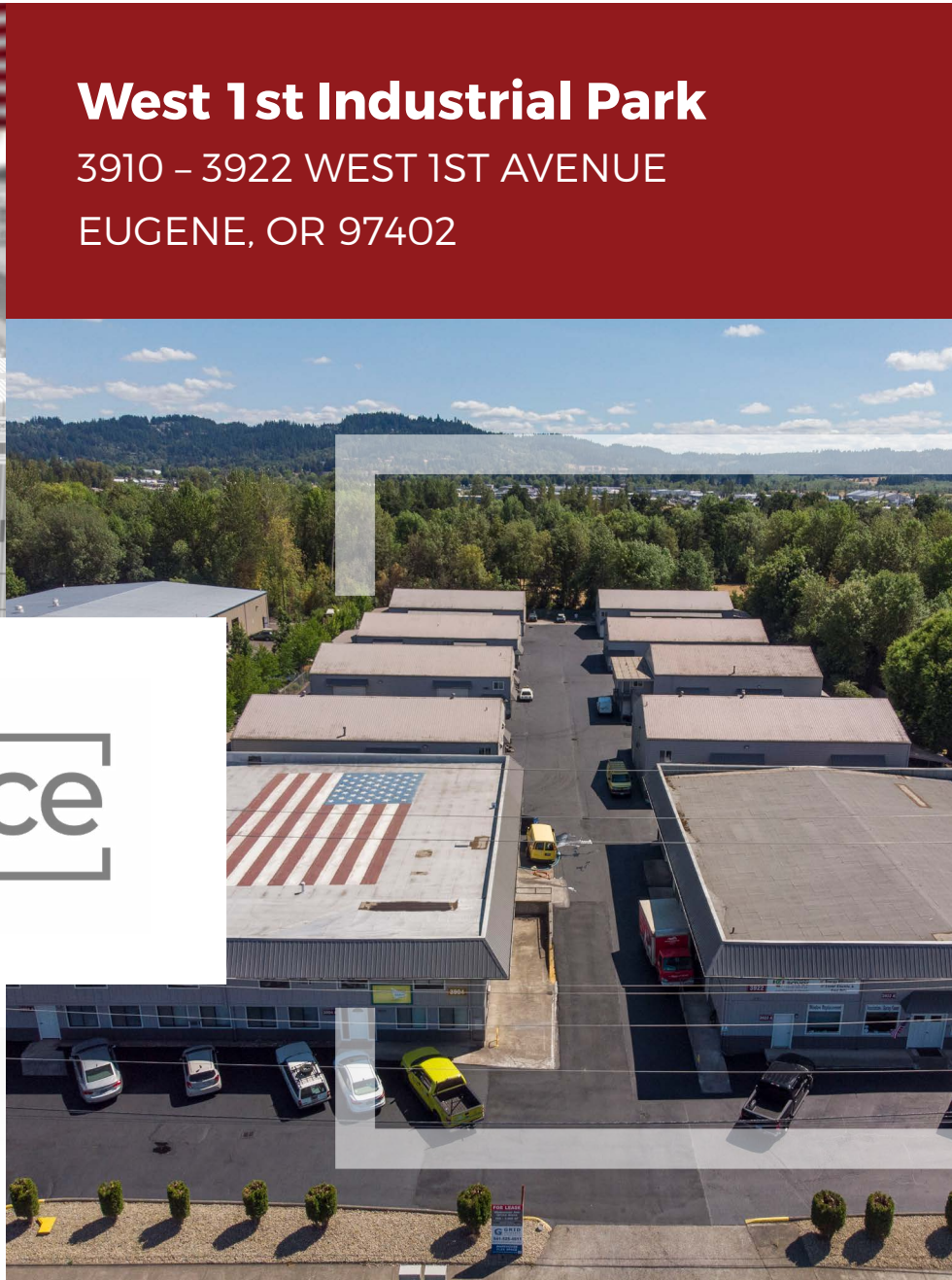
# FOR LEASE

## West 1st Industrial Park

3910 – 3922 WEST 1ST AVENUE

EUGENE, OR 97402

**Work**space  
NATION



INDUSTRIAL SPACES BUILT FOR BUSINESS SUCCESS

## Office Suites with Warehouse Space

Located in West Eugene, OR between  
99W and S Bertelsen Road

WorkspaceNation.com



Welcome to **West 1st Industrial Park**, a **Workspace Nation™** signature property designed specifically for manufacturing and service businesses ready to grow.

- 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 suites ranging from 580 to 12,050 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, West 1st Avenue Industrial Park is the perfect choice for companies looking for office, warehouse, storage, or light manufacturing/production spaces.

### **ADDITIONAL AMENITIES**

- Quick Freeway Access
- Ample Paved Parking
- High Ceiling Clearances
- Drive Ins and Roll Up Doors
- Exterior Lighting
- Security Gate

**WAREHOUSE**  
**OFFICE**  
**STORAGE**  
**PRODUCTION**

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Is your client ready to join the  
**Workspace Nation™**?

**Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
888-673-9949

Individual suite information is available at  
WorkspaceNation.com

WAREHOUSE, STORAGE,  
PRODUCTION, OFFICE

The **Workspace Nation™** portfolio is managed exclusively by Grid, a property management firm specializing in commercial and industrial properties.

