

FOR LEASE - BUILD-TO-SUIT



2699 PRAIRIE RD - EUGENE, OREGON 97402

20,000 - 25,000 SF LIGHT INDUSTRIAL

Prime 1.58-Acre I-2 Zoned Site on Signalized Hard Corner

- 1.58 Acres — I-2 Light Industrial
- Signalized Hard Corner — Prairie & Irving Rd
- Fully Fenced | Two Access Points
- Sellers Will Build 20,000–25,000 SF With Parking & Storage
- Call Brokers For Lease Rate

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BUILD-TO-SUIT DETAILS

CUSTOM INDUSTRIAL FACILITY DELIVERABLE

Sellers will deliver a 20,000–25,000 SF light industrial building tailored to your operational needs:

- 1.58 acres of Light Industrial (I-2) land
- High-visibility signalized intersection
- Two access points
- Fully fenced site for security & yard storage
- Surrounded by Murphy Company, Attune Foods, UPS & Tyree Oil
- Immediate Beltline Hwy access; minutes to Airport & I-5



STRATEGIC WEST EUGENE LOCATION

Located in one of Eugene's most active industrial corridors with immediate Beltline Highway frontage and fast regional connectivity.

- 5 minutes to Eugene Airport
- 8 minutes to Interstate 5
- 10 minutes to Downtown Eugene

