

Month 6 Base Rent Free!



For Lease

Bailey Hill Road Industrial Park

1120-1130 Bailey Hill Road Eugene, OR 97402

Warehouse Suites w/ Office Build-Out & Private Restrooms

1120-1130 Bailey Hill Rd.

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Available Suites

- Suite 03 - Available Now
- Suite 09 - Available Now
- Suite 14 - Available Now
- Suite 19 - Available Now
- Suite 24 - Available Now



PROPERTY FEATURES

- 2 buildings comprising approximately 26,816 sqft of rentable space
- This site has been subdivided into 24 warehouse suites
- Ideal for warehouse, storage or light manufacturing/production space
- The buildings recently received fresh exterior paint, updated exterior lighting, and a full parking lot repaving and re-striping.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans



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Suite 03

Amenities

- Office Build-Out
- High Ceilings
- Private Restrooms

Pricing

- The first-year base rent rate is \$13.75 per year per square foot. The first-year base rent rate for mezzanine space is calculated at \$6.88 per year per square foot (\$1,318.44 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$335.25 per month), resulting in all-in lease costs of \$1,653.69 per month for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$1,318.44) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$335.25). * Limited time, must sign 12 month minimum lease.
- Tenants will also pay for their own electricity and garbage.



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Suite 09

Amenities

- Existing Office Build-Out
- 1 Drive-In Roll Up Door
- Private Restrooms
- High Ceiling Clearance Warehouse

Pricing

- The first-year base rent rate is \$13.75 per year per square foot. The first-year base rent rate for mezzanine space is calculated at \$6.88 per year per square foot (\$1,128.18 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$278.25 per month), resulting in all-in lease costs of \$1,406.43 per month for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$1,128.18) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$278.25).* Limited time, must sign 12 month minimum lease.
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Suite 14

Amenities

- Office Build-Out
- High Ceiling Clearance
- Private Restroom

Pricing

- The first-year base rent rate is \$13.75 per year per square foot (\$1,100.00 per month total) plus \$3.00 per year per square foot pro-rata allocation of site triple net (NNN) costs (\$240.00) per month), resulting in all-in lease costs of \$1,340.00 per month) for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$1,100.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$240.00).* Limited time, must sign a 12-month minimum lease.
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Suite 19

Amenities

- Office Build-Out
- High Ceiling Clearance
- Private Restroom

Pricing

- The first-year base rent rate is \$13.75 per year per square foot for the 960 SF of warehouse space (\$1,100.00)
- First-year base rent rate for mezzanine space is calculated at \$6.88 per year per square foot for the 173 SF of mezzanine space (\$99.19). Total monthly base rent is \$1,199.19. Additionally, \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$283.25 per month), resulting in all-in lease costs of \$1,482.44 per month for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$1,199.19) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$283.25). * Limited time, must sign 12 month minimum lease.
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Suite 24

Amenities

- Office Build-Out
- High Ceiling Clearance
- Private Restroom

Pricing

- First-year base rent rate is \$13.75 per year per square foot. First-year base rent rate for mezzanine space is calculated at \$6.88 per year per square foot (\$1,346.53 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$347.50 per month), resulting in all-in lease costs of \$1,694.03 per month for year 1 with 5% annual increases on base rent.
- *Base rent for month 6 of the lease (\$1,346.53) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$347.50). * Limited time, must sign 12 month minimum lease.
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Contact Us!

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GRID
PROPERTY
MANAGEMENT, LLC

Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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