



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, light-colored industrial buildings with corrugated metal roofs are visible. One building in the foreground has a large American flag painted on its roof. A white truck is parked in a parking lot between the buildings. The sky is clear and blue.

**Office and Warehouse  
Space**

**Flexible Lease Terms**

[FirstAvenueIndustrialPark.com](http://FirstAvenueIndustrialPark.com)

# West 1st Avenue Industrial Park

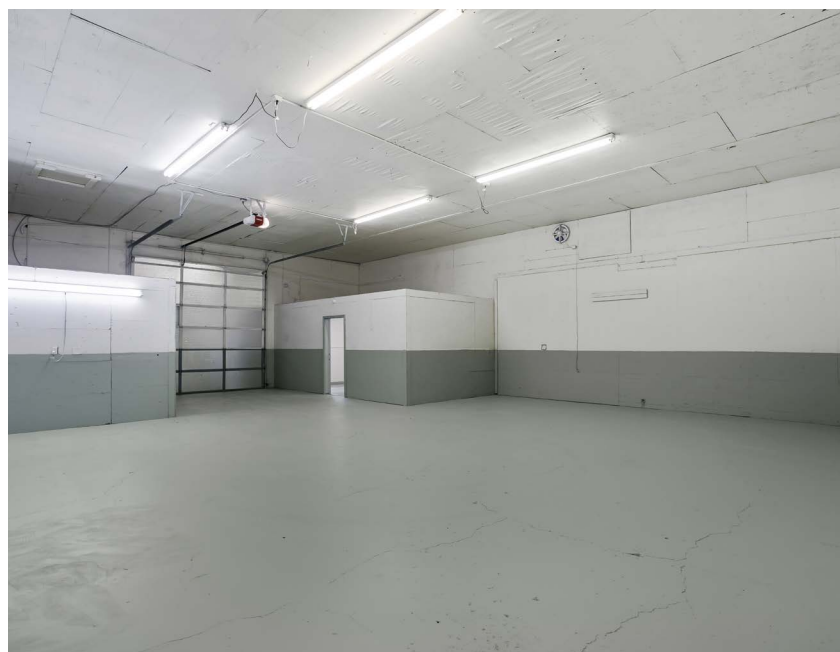
3910-3922 WEST 1ST AVENUE

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](http://FirstAvenueIndustrialPark.com)

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

**720**  
SQUARE FEET

**\$14.50 /yr**  
RENT / SF

**\$870**  
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: **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 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.

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$12.00 per year per square foot (\$720.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$150.00 per month), resulting in all-in lease costs of \$870.00 per month for year 1 with 5% annual increases on base rent.

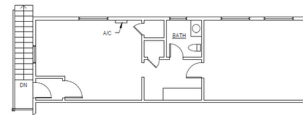
Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$720.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.

AMENITIES

- Assigned Outdoor Parking
- Private Bathrooms
- Office Space

RENTAL TERMS

|                  |         |
|------------------|---------|
| Rent             | \$870   |
| Security Deposit | \$1,500 |
| Application Fee  | \$0     |



View this listing online:



# Industrial Space Available – 2,550 Rentable Square Feet – Eugene, OR

**2,550**  
SQUARE FEET

**\$12.50 /yr**  
RENT / SF

**\$2,656.25**  
RENT

**(541)-525-4611**  
www.FirstAvenueIndustrialPark.com



## PROPERTY ADDRESS

3910-3922 West 1st Avenue - Suite 3918 A  
Eugene, OR 97402

COMMERCIAL TYPE: **Industrial**  
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 3918 A features two full-size drive-in roll-up doors, configured as a full drive through. The suite also has two standard entry doors. The suite has a private bathroom.

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

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$10.00 per year per square foot (\$2,125.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$531.25 per month), resulting in all-in lease costs of \$2,656.25 per month for year 1 with 5% annual increases of the base rent.

Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$2,125.00), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease.

## AMENITIES

- Private Restroom
- Office Build-Out
- High Ceiling Clearance
- Existing Mezzanine Build-Out Warehouse
- Assigned Outdoor Parking

## RENTAL TERMS

|                  |            |
|------------------|------------|
| Rent             | \$2,656.25 |
| Security Deposit | \$4,000.00 |
| Application Fee  | \$0.00     |



View this listing online:



# Industrial Space Available – 2,620 Rentable Square Feet – Eugene, OR

**2,620**  
SQUARE FEET

**\$12.50 /yr**  
RENT / SF

**\$2,729.17**  
RENT

**(541)-525-4611**  
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

**3914 West 1st Avenue - Suite 3914 A**  
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.

Suite 3914 A is located in an insulated, metal-skinned wood-frame building with a pitched roof. The suite is a total of 2,620 RSF, with 2,370 RSF on the main floor and 250 RSF of mezzanine space. The suite has a fully featured office with two office areas and a private bathroom.

Suite 3914 A features two full-size drive-in roll-up doors, configured as a full drive through. The suite also has four standard entry doors.

The suite has ample power, ample lighting, and gas heat.

The first-year base rent rate is \$10.00 per year per square foot (\$2,183.33 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$545.83 per month), resulting in all-in lease costs of \$2,729.17 per month for year 1 with 5% annual increases of base rent.

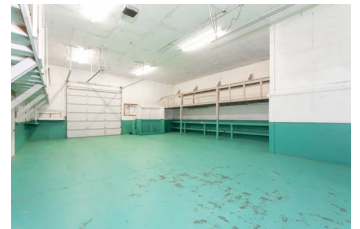
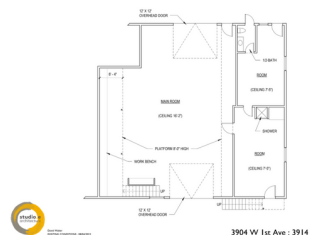
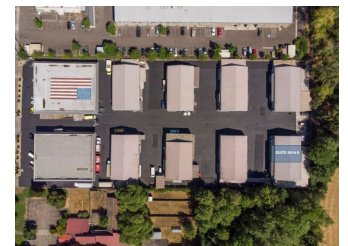
Limited Time Promotion: The base rent for month three of the lease will be FREE (a savings of \$2,183.33), but the tenant must still pay the operating expenses due for that month. This offer applies only to month three of the lease

AMENITIES

- Warehouse
- High Ceiling Clearance
- Warehouse
- Mezzanine Space
- Private Restroom
- Assigned Outdoor Parking
- Warehouse Space

RENTAL TERMS

|                  |            |
|------------------|------------|
| Rent             | \$2,729.17 |
| Security Deposit | \$3,500.00 |
| Application Fee  | \$0.00     |



View this listing online:



# 2,400 SF Warehouse Suite - Office Space + Upstairs Mezzanine

**2,400**  
SQUARE FEET

**\$12.50 /yr**  
RENT / SF

**\$2,500**  
RENT

(541)-525-4611  
www.FirstAvenueIndustrialPark.com



## PROPERTY ADDRESS

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

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

## DESCRIPTION

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](http://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.

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$10.00 per year per square foot (\$2,000.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$500.00 per month), resulting in all-in lease costs of \$2,500.00 per month for year 1 with 5% annual increases on base rent.

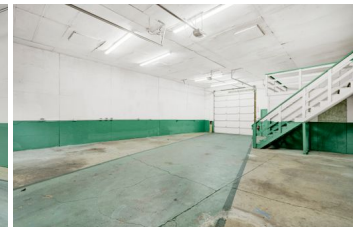
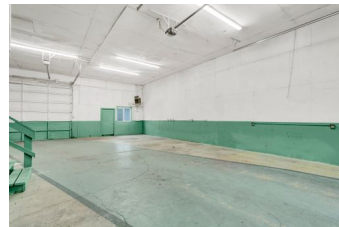
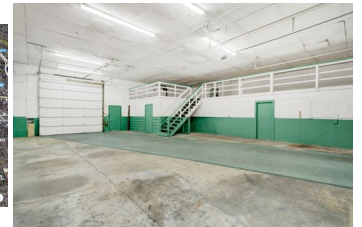
\*\*The third month's base rent of \$2,000.00 will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 3 of the lease, all other months will be charged as normal. \*Must sign a least a 12-month lease.\*\*

## AMENITIES

- Roll up door
- Office Space
- Private Restroom
- Storage Mezzanine

## RENTAL TERMS

|                  |         |
|------------------|---------|
| Rent             | \$2,500 |
| Security Deposit | \$3,000 |
| Application Fee  | \$0     |



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](http://FirstAvenueIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.