



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 paved lot between the buildings. The sky is clear and blue.

**Office and Warehouse
Space**

Flexible Lease Terms

FirstAvenueIndustrialPark.com

West 1st Avenue Industrial Park

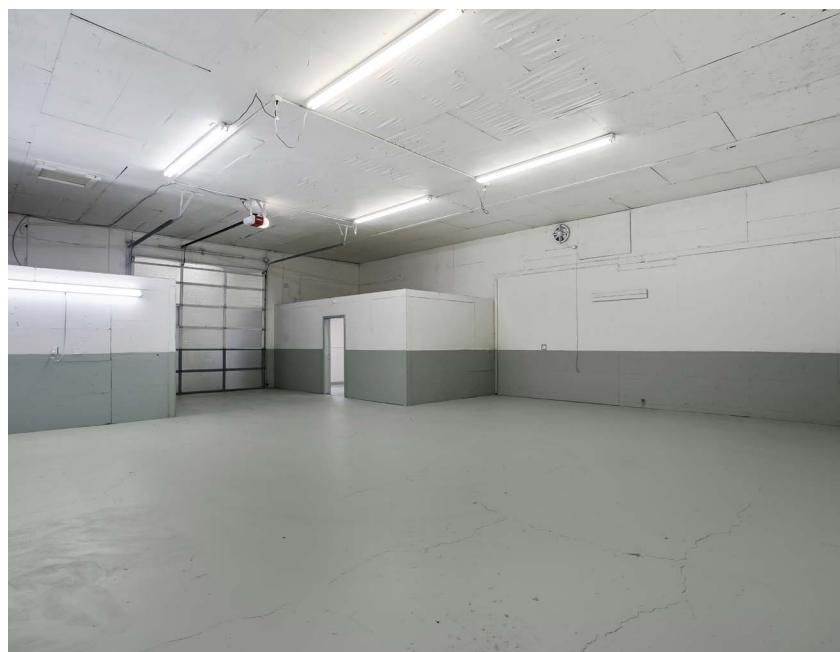
3910-3922 WEST 1ST AVENUE

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

Suite 3908 B -1,440 RSF Warehouse Suite - Assigned Parking -Eugene- OR

1,440
SQUARE FEET

\$11.50 /yr
RENT / SF

\$1,380
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904-3908 West 1st Avenue - Suite 3908 B
Eugene, OR 97402

COMMERCIAL TYPE: **Industrial**

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



DESCRIPTION

Available from Grid Property Management, LLC:

Please visit our website for full marketing information and to apply for any of our suites at West 1st Avenue Industrial Park: <https://www.firstavenueindustrialpark.com/>

Suite 3908 B - 1,440 RSF Warehouse Suite - Assigned Parking -Eugene- OR

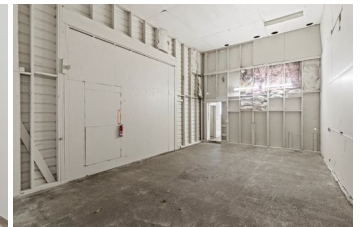
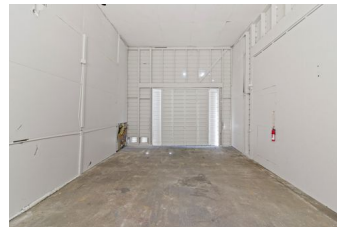
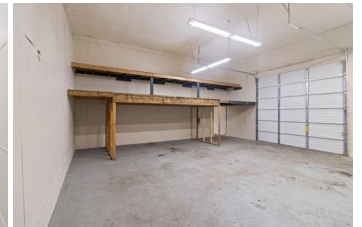
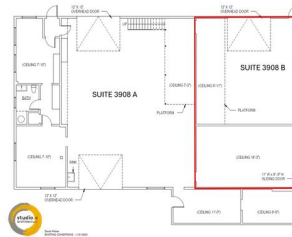
Located off of OR-126, the West 1st Avenue Industrial Park is ideal for businesses that need a warehouse, storage, or light manufacturing and production space.

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.

Suite 3908 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,440 rentable square feet.

Power Details: Pending

This suite has access to a shared restroom.



AMENITIES

- Assigned Outdoor Parking
- High Ceiling Clearance
- Warehouse
- warehouse space
- Warehouse

RENTAL TERMS

Rent	\$1,380
Security Deposit	\$1,800
Application Fee	\$0

View this listing online:



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

720
SQUARE FEET

\$13.50 /yr
RENT / SF

\$810
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

View full marketing details at
www.FirstAvenueIndustrialpark.com

Available from Grid Property Management, LLC.

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.

The first-year base rent rate is \$11.00 per year per square foot (\$660.00 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 \$810.00 per month for year 1 with 5% annual increases on base rent.

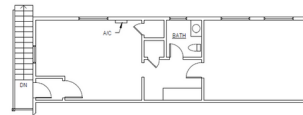
Tenants will also pay for their own electricity, internet, phone, and garbage.

AMENITIES

- Assigned Outdoor Parking
- Office Space
- Private Bathrooms

RENTAL TERMS

Rent	\$810
Security Deposit	\$1,500
Application Fee	\$0



View this listing online:



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

2,400
SQUARE FEET

\$11.50 /yr
RENT / SF

\$2,300
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

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 3916 A - 2,400 SF Warehouse Suite - Private Restroom - Simple Storage Mezzanine + Office Space

Please visit our website for full marketing information and to apply for any of our suites at West 1st Avenue Industrial Park: 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.

Suite 3916 A is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 2,400 square feet.

Power Details: Pending

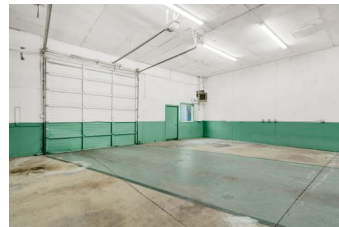
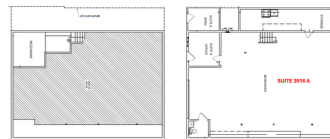
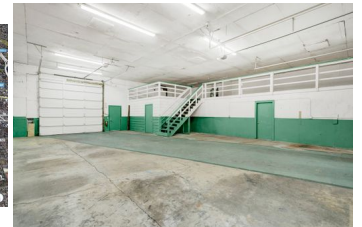
The first-year base rent rate is \$9.00 per year per square foot (\$1,800.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$500.00 per month), resulting in all-in lease costs of \$2,300.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

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

RENTAL TERMS

Rent	\$2,300
Security Deposit	\$3,000
Application Fee	\$0



View this listing online:



12,050 RSF Warehouse Suite - Private Restroom - Mezzanine- Office Space

12,050
SQUARE FEET

\$10.50 /yr
RENT / SF

\$10,543.75
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3904 West 1st Avenue
Eugene, OR 97402

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

DESCRIPTION

View full marketing details at
www.FirstAvenueIndustrialpark.com

Available from Grid Property Management, LLC.

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 a 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 3904 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 12,050 square feet.

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

The first-year base rent rate is \$8.00 per year per square foot (\$8,033.33 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,510.42 per month), resulting in all-in lease costs of \$10,543.75 per month for year 1 with 5% annual increases on base rent.

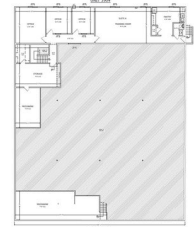
Tenants will also pay for their own electricity, internet, phone, and garbage.

AMENITIES

- Office Space
- Private Restroom
- Mezzanine Space
- Warehouse Space
- Assigned Parking

RENTAL TERMS

Rent	\$10,543.75
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



Warehouse Space - For Lease - Eugene, OR - 1,950 RSF

1,950
SQUARE FEET

\$11.50 /yr
RENT / SF

\$1,868.75
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3912 West 1st Avenue - Suite 3912 B
Eugene, OR 97402

LEASE TYPE: NNN AVAILABLE: 4/01/25

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 3912 B - 1,950 RSF Warehouse Suite - Private Restroom
-Simple Storage Mezzanine + Office Space - Assigned Parking

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.

Suite 3912 B is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,950 rentable square feet and includes a private restroom and office.

Power Details: Pending

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

The first-year base rent rate is \$9.00 per year per square foot (\$1,462.50 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$406.25 per month), resulting in all-in lease costs of \$1,868.75 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Assigned Outdoor Parking
- Office Space
- Private Bathroom
- High Ceiling Clearance Warehouse
- warehouse space
- Warehouse
- storage mezzanine

RENTAL TERMS

Rent	\$1,868.75
Security Deposit	\$2,000.00
Application Fee	\$0.00



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



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