



ATTENTION BROKERS
FOR LEASE

West 1st Avenue Industrial Park

3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

An aerial photograph of an industrial park with several large, light-colored buildings with corrugated metal roofs. A large American flag is painted on the roof of one of the buildings in the lower-left corner. A white truck is parked in a parking lot between the buildings.

**Office and Warehouse
Space**

Flexible Lease Terms

FirstAvenueIndustrialPark.com

West 1st Avenue Industrial Park

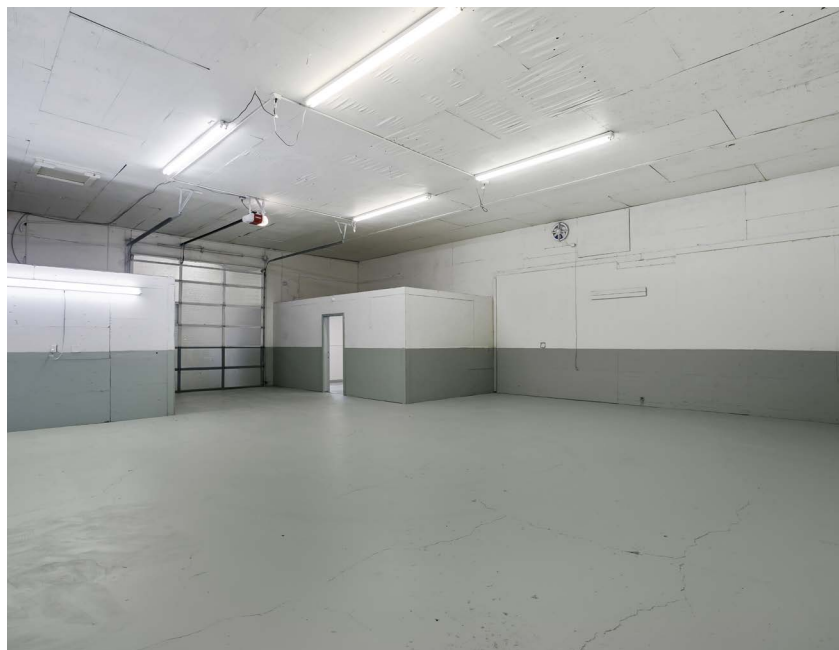
3910-3922 WEST 1ST AVENUE

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

Industrial Space Available – 2,650 Rentable Square Feet – Eugene, OR

2,650
SQUARE FEET

\$13.50 /yr
RENT / SF

\$2,981.25
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3910 West 1st Avenue - Suite 3910 B
Eugene, OR 97402

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

DESCRIPTION

Available from Grid Property Management, LLC.

View full marketing details on the website:
www.FirstAvenueIndustrialPark.com

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

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 3910 B is located in an insulated, metal-skinned wood-frame building with a pitched roof. The suite is a total of 2,650 RSF, with 1,850 RSF on the main floor and 800 RSF of mezzanine space. The suite has an office build out and a private bathroom. There is a carport-style covered area on the East side of the suite.

Suite 3910 B 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 ample power, ample lighting, and gas heat. All tenants have assigned parking.

AMENITIES

- High Ceiling Clearance Warehouse
- Office Space
- Existing Mezzanine Build-Out
- Private Restroom
- Assigned Outdoor Parking
- industrial park
- Industrial Warehouse
- Warehouse warehouse space

RENTAL TERMS

Rent	\$2,981.25
Security Deposit	\$4,000.00
Application Fee	\$0.00



View this listing online:



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

720
SQUARE FEET

\$15.50 /yr
RENT / SF

\$930
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/GridPMAApplication>

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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.

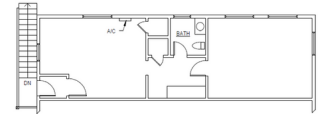
The first-year base rent rate is \$13.00 per year per square foot (\$780.00 per month) plus \$2.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$150.00 per month), resulting in all-in lease costs of \$930.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Assigned Outdoor Parking
- Private Bathrooms
- Office Space

RENTAL TERMS

Rent	\$930
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

\$13.00 /yr
RENT / SF

\$2,762.5
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

Available from Grid Property Management, LLC.

View full marketing details on the website:
www.FirstAvenueIndustrialPark.com

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

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.

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Suite 3918 A is located in an insulated, metal-skinned wood-frame building with a pitched roof. The suite is a total of 2,550 RSF, with 2,000 RSF on the main floor and 550 RSF of mezzanine space. The suite has an office build out and a private bathroom. There is a carport-style covered area on the East side of the suite.

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.

AMENITIES

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

RENTAL TERMS

Rent	\$2,762.50
Security Deposit	\$4,000.00
Application Fee	\$0.00



3904 W 1st Ave : 3918 A

View this listing online:



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

2,620
SQUARE FEET

\$13.00 /yr
RENT / SF

\$2,838.33
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

Available from Grid Property Management, LLC.

View full marketing details on the website:
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Click here to apply: <https://tinyurl.com/GridPMApplication>

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.

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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.

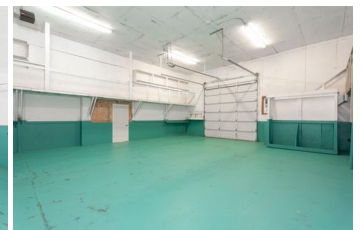
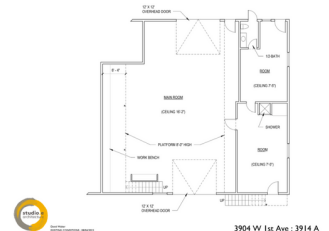
All tenants at the West First Avenue Industrial Park have assigned parking.

AMENITIES

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

RENTAL TERMS

Rent	\$2,838.33
Security Deposit	\$3,500.00
Application Fee	\$0.00



View this listing online:



Industrial Space Available – 2,650 Rentable Square Feet – Eugene, OR

2,650
SQUARE FEET

\$13.00 /yr
RENT / SF

\$2,870.83
RENT

(541) 525-4611
www.FirstAvenueIndustrialPark.com



PROPERTY ADDRESS

3910 West 1st Avenue - Suite 3910 B
Eugene, OR 97402

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

DESCRIPTION

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

AMENITIES

- High Ceiling Clearance
- Office Space
- Existing Mezzanine Build-Out
- Private Restroom
- Assigned Outdoor Parking
- industrial park
- Industrial
- Warehouse
- warehouse space

RENTAL TERMS

Rent	\$2,870.83
Security Deposit	\$4,000.00
Application Fee	\$0.00



View this listing online:



West 1st Avenue Industrial Park

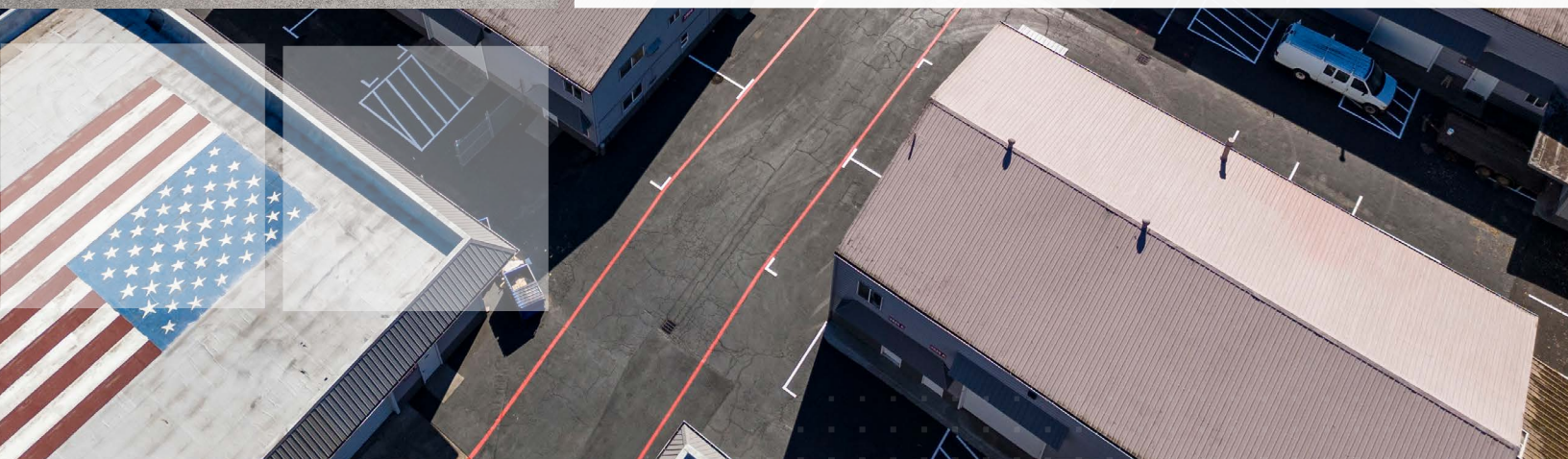
3910-3922 WEST 1ST AVENUE
EUGENE, OR 97402

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.