



ATTENTION BROKERS
FOR LEASE

Bailey Hill Road Industrial Park

1120 - 1130 BAILEY HILL RD.
EUGENE, OR 97402

An aerial photograph of an industrial park with several large, light-colored metal-roofed warehouse buildings and a large asphalt parking lot. A white callout box with a drop shadow is overlaid on the right side of the image, containing text about available warehouse space.

**Warehouse Space Available!
Month 3 Base Rent FREE**

BaileyIndustrialPark.com



Bailey Hill Industrial Park

1120 - 1130 BAILEY HILL RD.
EUGENE, OR 97402

PROPERTY OVERVIEW

- The Bailey Hill Road Industrial Park consists of two buildings comprising approximately 26,816 sqft of rentable space.
- This site has been subdivided into 24 warehouse suites, which are ideal for storage and/or light manufacturing/production operations.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.



Located just off of Highway 105 in Eugene, Oregon, the property offers easy access to I-5.



LEASING PERK

Base rent on all units is FREE for Month 3
Tenants must pay all operating expenses due for that month.



BaileyIndustrialPark.com

Month 3 Base Rent Free - Industrial Warehouse - 1,341 SF – Eugene, OR

1,341
SQUARE FEET

\$14.22 /yr
RENT / SF

\$1,589.56
RENT

(503) 406-2740
www.BaileyIndustrialPark.com



PROPERTY ADDRESS

1120 Bailey Hill Rd - Suite 03
Eugene, OR 97402

LEASE TYPE: NNN AVAILABLE: 9/1/24

DESCRIPTION

View full marketing website at www.BaileyIndustrialPark.com

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

Available from Grid Property Management, LLC:

Industrial Warehouse Space with Office and Bathroom - 1,341 Square Feet – Eugene, OR

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

The property recently underwent site-wide improvements including new exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The suite is a total of 1,341 rentable square feet. The main floor is 960 SF. In addition to the 960 SF footprint of the suite, there are 381 SF of usable mezzanine space included in the total square footage of the suite. The mezzanine area is finished usable space.

Suite 03 features a full-size, drive-in, roll-up door, and one standard entry door.

The suite has ample power, ample lighting, and electric heat in the office area.

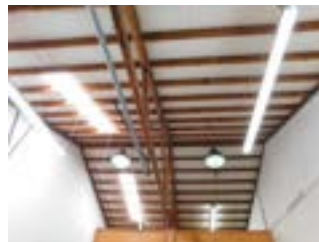
One-year minimum lease. Extensions beyond one year available.

AMENITIES

- High Ceilings
- Private Restrooms
- Office Build-Out
- Existing Mezzanine Build-Out
- 1 Drive-In Roll Up Door
- Assigned Outdoor Parking

RENTAL TERMS

Rent	\$1,589.56
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



Warehouse Space w/ Office and Mezzanine Build Out

1,390
SQUARE FEET

\$14.07 /yr
RENT / SF

\$1,629.38
RENT

(503) 406-2740
www.BaileyIndustrialPark.com



PROPERTY ADDRESS

1130 Bailey Hill Rd - Suite 24
Eugene, OR 97402

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 the Bailey Hill Industrial Park: <https://baileyindustrialpark.com/>

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

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

The Bailey Hill Industrial Park recently underwent sitewide improvements including new exterior paint, updated lighting, and a parking lot repair and re-coat.

Suite 24 is located in a Butler-style metal skinned insulated building with a pitched roof. The suite is a total of 1,390 square feet. The main warehouse space is approximately 960 square feet, which includes ~60 sqft of office build-out. In addition to the 960 sqft footprint of the suite, there is 430 square feet of usable mezzanine space included in the total square footage of the suite. The mezzanine area is finished usable space.

The suite has high interior clearance, one (1) roll-up doors, and one (1) standard entry door. A smaller second roll-up door is located on the South end of the suite.

Please note that this suite features a utility sink in the warehouse area

AMENITIES

- Private Restroom
- Office Build-Out
- Existing Mezzanine Build-Out

RENTAL TERMS

Rent	\$1,629.38
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



Bailey Hill Industrial Park

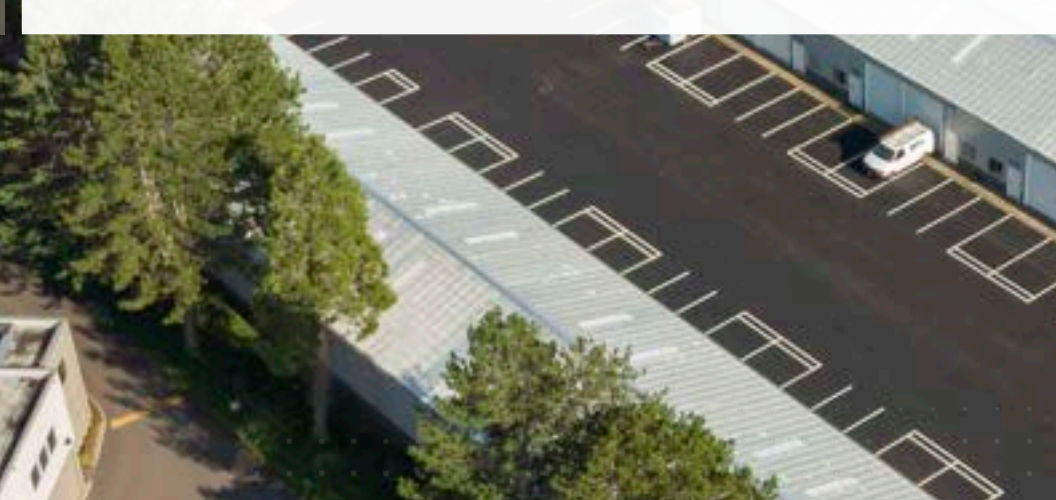
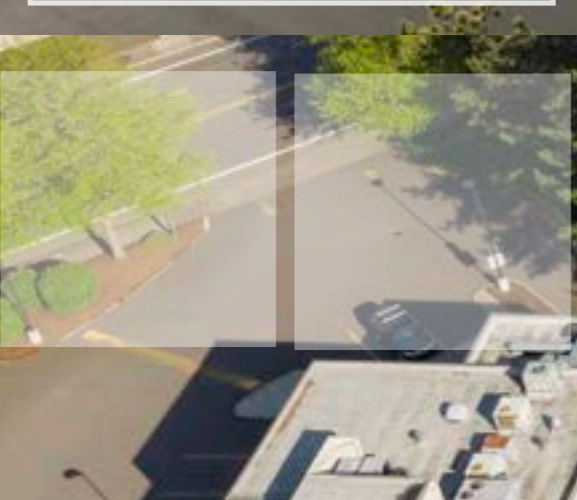
1120 - 1130 BAILEY HILL RD.
EUGENE, OR 97402

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
503-406-2740

Individual suite information is available at
BaileyIndustrialPark.com



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