



ATTENTION BROKERS
FOR LEASE

Bailey Hill Road Industrial Park

1120 - 1130 BAILEY HILL RD.
EUGENE, OR 97402



Warehouse Space Available!

BaileyIndustrialPark.com

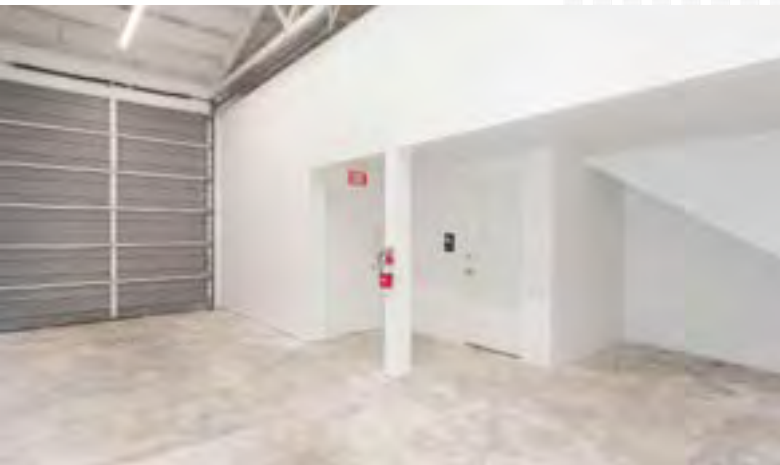


Bailey Hill Industrial Park

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.



BaileyIndustrialPark.com

Industrial/Flex/Warehouse Suite w/ Office and Private Bathroom - Suite 7 - 960 RSF

960
SQUARE FEET

\$13.67 /yr
RENT / SF

\$1,093.33
RENT

(503) 406-2740
www.BaileyIndustrialPark.com



PROPERTY ADDRESS

1120 Bailey Hill Rd - Suite 07
Eugene, OR 97402

LEASE TYPE: **NNN** AVAILABLE: **7/22/25**

DESCRIPTION

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

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 07 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is a total of 960 square feet, which includes ~60 sqft of office build-out.

The suite has high interior clearance, one (1) roll-up door, and one (1) standard entry door. Each suite has a private bathroom.

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

Power Details: 120v 1-Phase power with 100A of breaker capacity

Lease Highlights:

- Base Rent: \$12.50/SF/year or \$1000/month
- NNN Charges: \$3.25/SF/year or \$260.90/month
- All-In Rent: \$1,260.00 month

- Annual Increase: 5% Increase in Base Rent

Move-In Special Details:

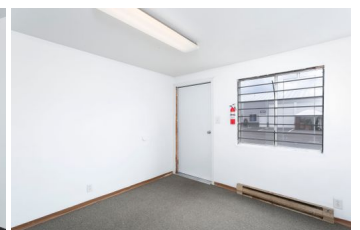
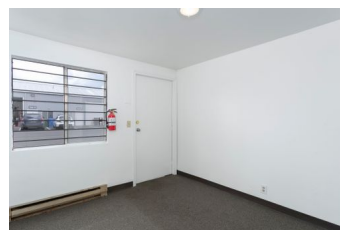
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,000.00 in year one)
- Effective All-In Rent for Year 1 is \$1,093.33/month after we apply the 2 months FREE base rent
- This is a limited time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,260.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,093.33 in Year 1.
- Tenants also pay their own electricity and garbage.
- HVAC maintenance and repair is the responsibility of the owner
- Serious inquiries only. Courtesy to brokers.

AMENITIES

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

RENTAL TERMS

Rent	\$1,093.33
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



Suite 8 Warehouse Space w/ Office and Mezzanine Build Out

1,207
SQUARE FEET

\$13.67 /yr
RENT / SF

\$1,374.64
RENT

(503) 406-2740
www.BaileyIndustrialPark.com



PROPERTY ADDRESS

1120 Bailey Hill Rd - Suite 08
Eugene, OR 97402

LEASE TYPE: NNN AVAILABLE: 8/22/25

DESCRIPTION

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

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 site has new exterior and interior paint, updated lighting, and a parking lot repair and re-coat.

Suite 8 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is a total of 1,207 square feet. The main warehouse space is approximately 960 square feet, which includes the restroom and office build-out. In addition to the 960 square foot footprint of the suite, is 247 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 door, and one (1) standard entry door.

The suite's actual restroom has one (1) standard door facing the right side of the suite.

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

Lease Highlights:

• Base Rent: \$12.50/SF/year or \$1,257.29/month

• NNN Charges: \$3.25/SF/year or \$326.90/month

• All-In Rent: \$1,584.19/month

• Annual Increase: 5% Increase in Base Rent

Move-In Special Details:

• Sign a lease for at least 24 Months

• Get FREE base rent for months 4 and 8 (save \$2,514.58 in year one)

• Effective All-In Rent for Year 1 is \$1,374.64/month after we apply the 2 months FREE base rent

• This is a limited time offer for new tenants only and may end at any time.

• Tenants will still pay the standard all-in rent of \$1,584.19/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,374.64 in Year 1.

Tenants also pay their own electricity and garbage.

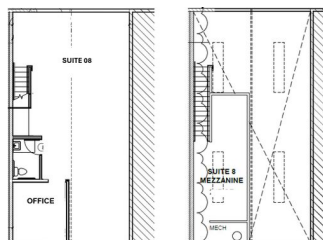
HVAC maintenance and repair is the responsibility of the owner.

AMENITIES

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

RENTAL TERMS

Rent	\$1,374.64
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



Industrial/Flex/Warehouse Suite w/ Office Build Out and Private Restroom – Suite 15 - 960 RSF

960
SQUARE FEET

\$13.67 /yr
RENT / SF

\$1,093.33
RENT

(503) 321-5140
www.gridpropertymanagement.com



PROPERTY ADDRESS

1130 Bailey Hill Rd - Suite 15
Eugene, OR 97402

LEASE TYPE: NNN **AVAILABLE: 7/18/25**

DESCRIPTION

Industrial Warehouse Space w/ Office - 960 Rentable Square Feet – Eugene, OR

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

Located off of OR-126, the Bailey Hill Industrial Park is ideal for businesses that need 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 15 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is a total of 960 rentable square feet.

Suite 15 hosts one full-size, drive-in, roll-up door, one small roll-up door, and one standard entry door. A 60 sqft office space is located at the entry point of the suite.

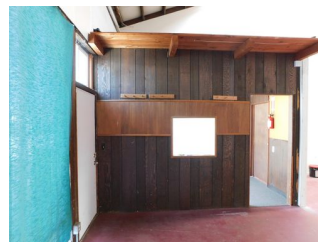
The suite has ample power, ample lighting, and electric heat in the office area.

Power Details: This suite has 120v 1-Phase power with 100A of breaker capacity.

Lease Highlights:

- Base Rent: \$12.50/SF/year or \$1,000.00/month
 - NNN Charges: \$3.25/SF/year or \$260.00/month
 - All-In Rent: \$1,260.00/month
 - Annual Increase: 5% Increase in Base Rent
- Move-In Special Details:
- Sign a lease for at least 24 Months
 - Get FREE base rent for months 4 and 8 (save \$2,000 in year one)
 - Effective All-In Rent for Year 1 is \$1,093.33/month after we apply the 2 months FREE base rent
 - This is a limited time offer for new tenants only and may end at any time.
 - Tenants will still pay the standard all-in rent of \$1,260.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,093.33 in Year 1.

Tenants will also pay for their own electricity and garbage.



AMENITIES

- Office Space
- Private Restroom
- Drive-In Roll-Up Door
- Glass store front entry

RENTAL TERMS

Rent	\$1,093.33
Security Deposit	\$2,000.00
Application Fee	\$0.00

View this listing online:



Warehouse Space w/ Office and Mezzanine Build Out - Eugene, OR

1,390
SQUARE FEET

\$13.67 /yr
RENT / SF

\$1,583.06
RENT

(503) 406-2740
www.BaileyIndustrialPark.com



PROPERTY ADDRESS

1130 Bailey Hill Rd - Suite 24
Eugene, OR 97402

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

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

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

Power Details: This suite has 120v 1-Phase power with 100A of breaker capacity

Lease Highlights:

•Base Rent: \$12.50/SF/year or \$1,447.92/month

•NNN Charges: \$3.25/SF/year or \$376.46/month

•All-In Rent: \$1,824.38/month

•Annual Increase: 5% Increase in Base Rent

Move-In Special Details:

•Sign a lease for at least 24 Months

•Get FREE base rent for months 4 and 8 (save \$2,895.84 in year one)

•Effective All-In Rent for Year 1 is \$1,583.06/month after we apply the 2 months FREE base rent

•This is a limited time offer for new tenants only and may end at any time.

•Tenants will still pay the standard all-in rent of \$1,824.38/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,583.06 in Year 1.

Tenants will also pay for their own electricity and garbage.



AMENITIES

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

RENTAL TERMS

Rent	\$1,583.06
Security Deposit	\$2,000.00
Application Fee	\$0.00

View this listing online:






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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.