

Month 3 Base Rent Free!



For Lease

Bailey Hill Road Industrial Park

1120-1130 Bailey Hill Road Eugene, OR 97402

Warehouse Suites w/ Office Build-Out & Private Restrooms

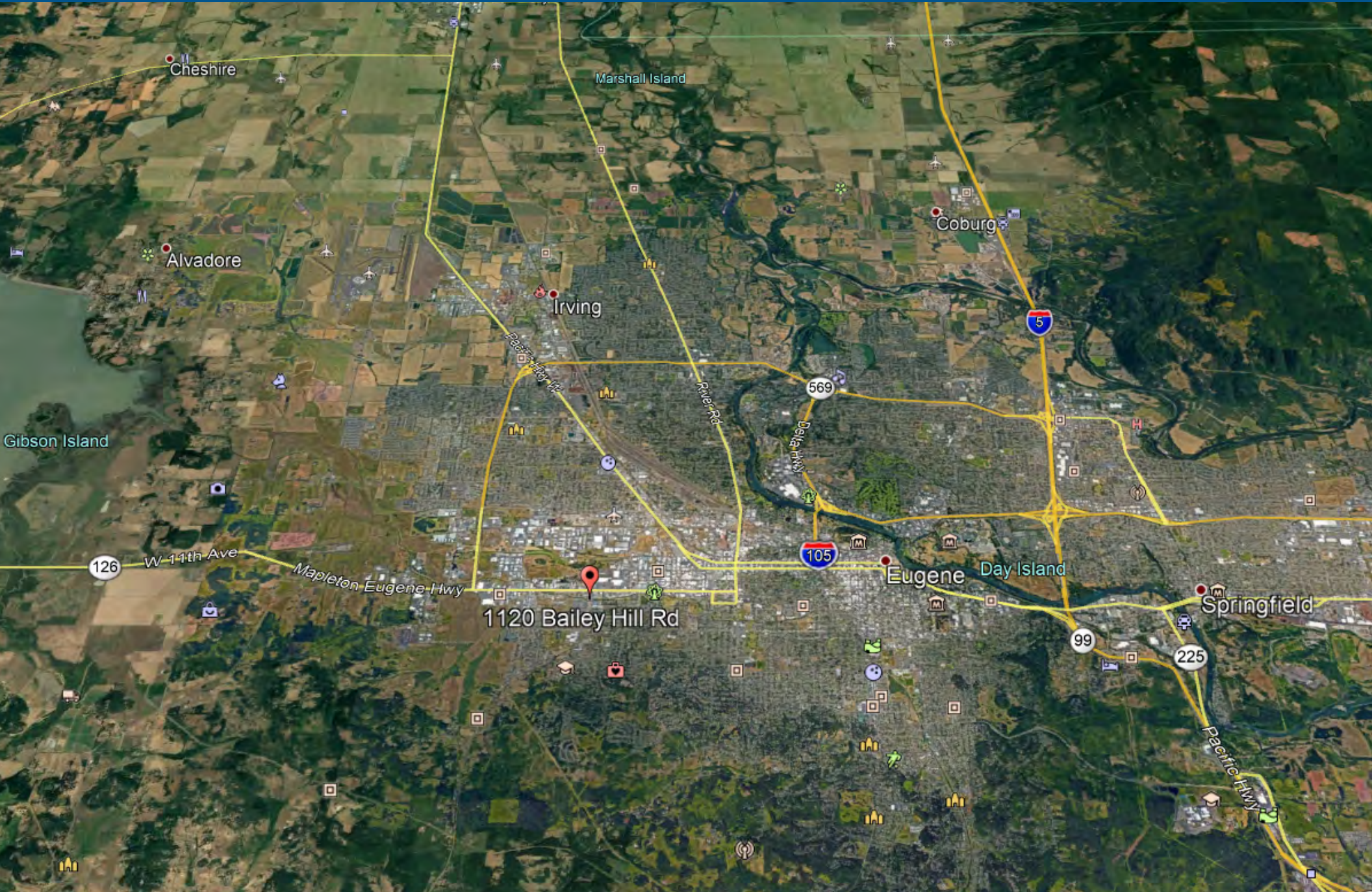
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Available Suites

- Suite 06 - Available Now
- Suite 09 - Available Now
- Suite 08 - Available On 05/17/2024

PROPERTY FEATURES

- 2 buildings comprising approximately 26,816 sqft of rentable space
- This site has been subdivided into 24 warehouse suites
- Ideal for warehouse, storage or light manufacturing/production space
- The buildings recently received fresh exterior paint, updated exterior lighting, and a full parking lot repaving and re-striping.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.



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Suite 09

Amenities

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

Pricing

- The first-year base rent rate is \$12.50 per year per square foot. The first-year base rent rate for mezzanine space is calculated at \$6.25 per year per square foot (\$1,133.85 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$304.25 per month), resulting in all-in lease costs of \$1,438.10 per month for year 1 with 5% annual increases on base rent.
- **The base rent for month three (\$1,133.85) 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.**
- Tenants will also pay for their own electricity and garbage.



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Suite 06

Amenities

- Office Build-Out
- High Ceiling Clearance
- Drive-In Roll-Up Door

Pricing

- First-year base rent rate is \$12.50 per year per square foot. First-year base rent rate for mezzanine space is calculated at \$6.25 per year per square foot (\$1,115.10 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$295.00 per month), resulting in all-in lease costs of \$1,410.10 per month for year 1 with 5% annual increases on base rent.
- **The base rent for month three (\$1,115.10) 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.**
- Tenants will also pay their own electricity and garbage.



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Suite 08



Amenities

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

Pricing

- The first-year base rent rate is \$12.50 per year per square foot. The first-year base rent rate for mezzanine space is calculated at \$6.25 per year per square foot (\$1,128.65 per month total in base rent) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$301.75 per month), resulting in all-in lease costs of \$1,430.40 per month for year 1 with 5% annual increases on base rent.
- *The base rent for month three (\$1,128.65) 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.*
- HVAC maintenance and repair is the responsibility of the owner.
- Tenants will also pay for their own electricity and garbage.



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Contact Us!

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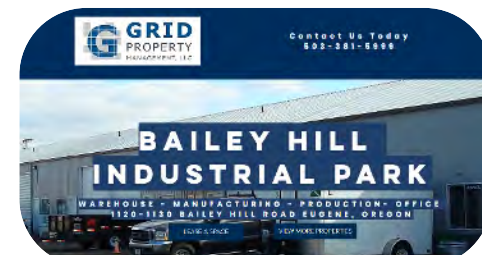
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GRID
PROPERTY
MANAGEMENT, LLC

Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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