

FOR LEASE

BELTLINE
HWY

W. 11th
AVENUE

B

D

PARKWAY INDUSTRIAL CENTER | 1369 S BERTELSEN RD | EUGENE, OR

PRIME INDUSTRIAL SPACE

3,795 – 20,000 SF Available | Divisible Industrial Buildings

- 24' Clear Height • Dock + Grade-Level Loading
- E-2 Zoning (Industrial + Commercial Use)
- Available October 2026

LEASE RATE: \$0.75/SF, NNN (NNN CHARGES = \$0.25/SF)



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PROPERTY OVERVIEW

AVAILABLE SPACE: 3,795 – 20,000 SF

Buildings:

B - 3,795 SF

D - 20,000 SF (October 2026)

Clear Height: 24'

Loading: Shared Dock + Grade-Level Doors

Zoning: E-2 (Mixed-Use Industrial)

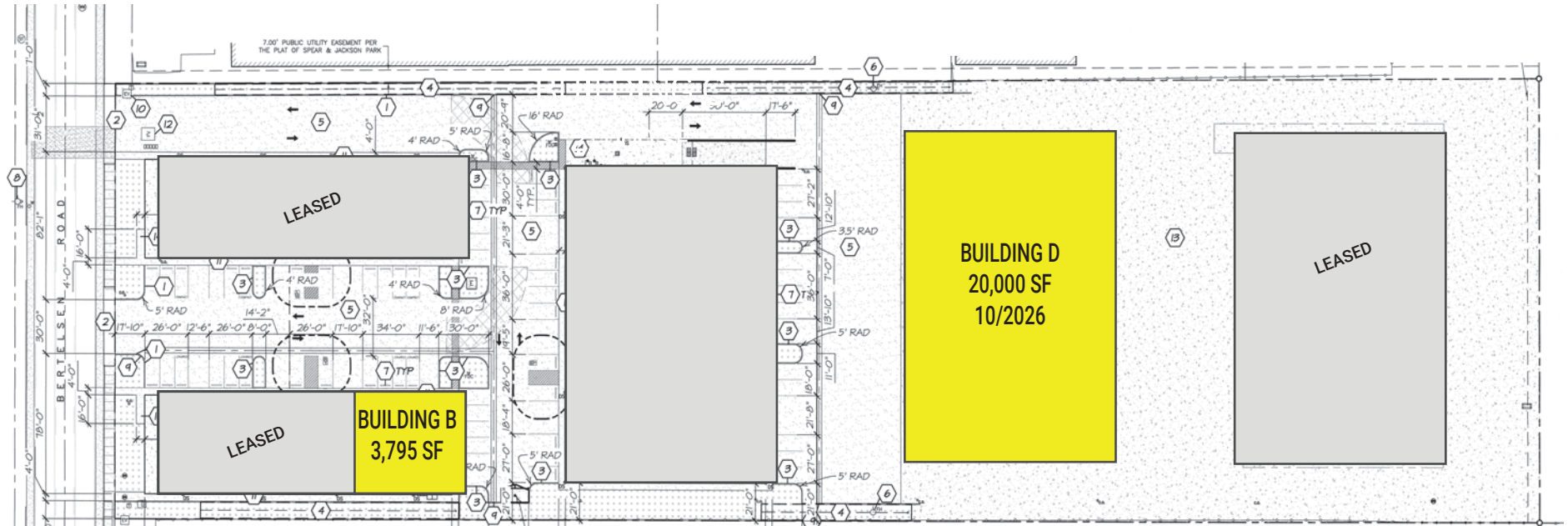
Divisible: Yes

- Flexible warehouse configurations
- Dock-high & grade-level loading
- Prime West Eugene industrial location
- Immediate access to Beltline Hwy & I-5
- Suitable for industrial, distribution, or commercial users

Parkway Industrial Center | West Eugene Industrial Corridor

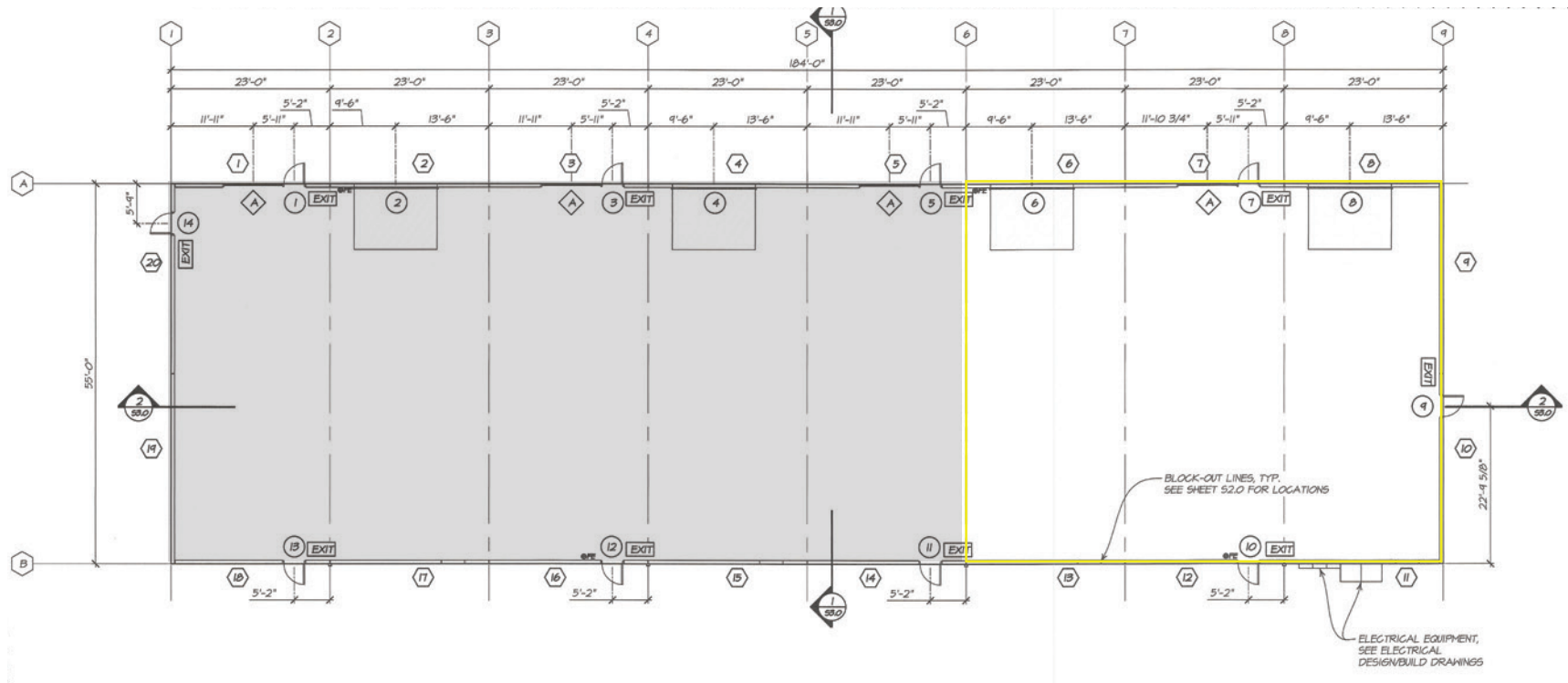


SITE PLAN



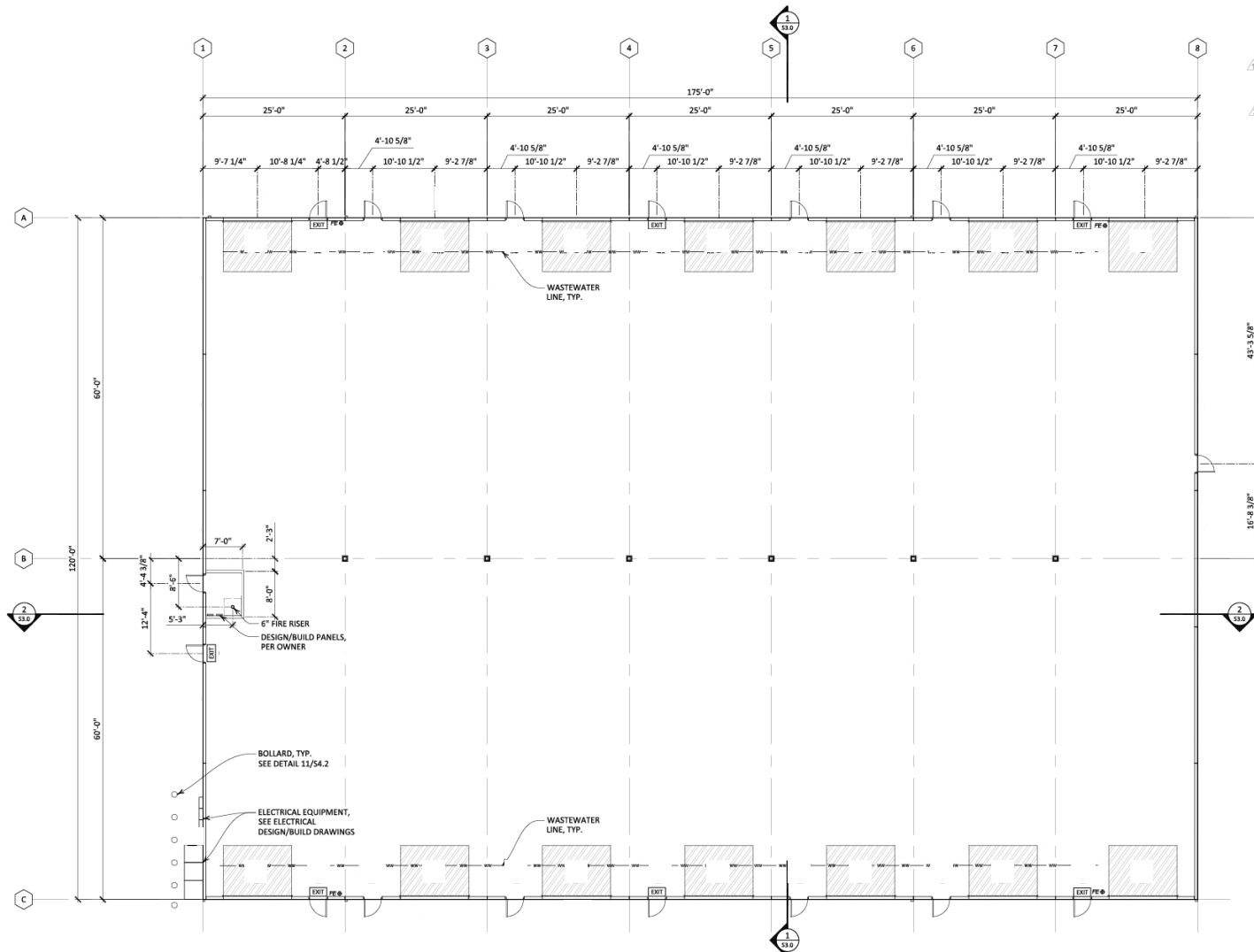
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BUILDING B



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BUILDING D



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LOCATION + ACCESS

- West Eugene Industrial Corridor
- Immediate access to Beltline Hwy & I-5
- 5 minutes to Beltline | 10 minutes to I-5



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LOCATION MAP



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