

INDUSTRIAL LAND FOR LEASE

29882 KELS0 ST

EUGENE, OREGON 97402

1.5 acres of level, utility-served industrial land in West Eugene



LOT SIZE
1.5 ACRES



LEASE RATE
\$2,200 / MO



LEASE
NNN



ZONING
I-2

Negotiable term | Long-term lease available

PROPERTY OVERVIEW

A ready-to-operate industrial yard

Level, finish-grade acreage with utilities already in place and owner-flexibility for tenant improvements.

SITE AREA

1.5 acres

TOPOGRAPHY

Level

UTILITIES

Power + water + septic

FRONTAGE

200 feet



Finished-grade yard with full usable acreage

SITE HIGHLIGHTS

- I-2 Light-Medium Industrial zoning
- Electricity, water, and septic on site
- Full acreage usable for yard and parking
- Chain-link security fencing available
- Build-to-suit options for qualified tenants
- Quick access to Highway 99 and Beltline Road

PROPERTY DESCRIPTION

29882 Kelso St is a 1.5-acre I-2 Light-Medium Industrial property in West Eugene, available for lease at \$2,200 per month, triple net. The site already has electricity, water, and septic in place, allowing a tenant to begin operating without the cost or delay of extending utilities. Level, finish-grade topography makes the full acreage usable for storage, parking, equipment staging, and yard operations.

OWNER FLEXIBILITY

Security fencing and build-to-suit improvements available

The owner is willing to add chain-link fencing or customize the property to a tenant's operational needs for a long-term lease.

Expansive, level and accessible

Multiple access perspectives show the usable yard, existing utility area and secondary-street frontage.



Wide view of the 1.5-acre finished-grade yard



Kelso Street access



Existing utility and slab area



Roadside frontage and visibility



Open storage and parking area



Level acreage with flexible layout

WEST EUGENE INDUSTRIAL LOCATION

Connected to Eugene-Springfield

Quick access to Highway 99, Beltline Road and the I-5 corridor



FLEXIBLE I-2 INDUSTRIAL ZONING

Potential uses

- Contractor yards and equipment storage
- Trucking, fleet parking and logistics
- Warehousing and wholesale trade
- Light manufacturing and fabrication
- Auto, truck, RV, boat or trailer operations
- Building material and landscape supply yards
- Self-storage and outdoor storage
- Craft manufacturing and production
- Plus more...

LEASE TERMS

\$2,200 per month | Triple Net (NNN)

Negotiable term with long-term availability. Estimated operating expenses and NNN charges are not included in the stated rent.

SCHEDULE A SITE TOUR

Property Contact



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Tenant is responsible for verifying zoning, permitted uses, utility capacity, site dimensions and all lease terms. Information is believed reliable but is not guaranteed and is subject to change or withdrawal without notice.