

FOR LEASE



COBURG INDUSTRIAL PARK | 91370 N Coburg Industrial Way | Coburg, OR

## CLASS A INDUSTRIAL BUILDING 10,000 SF AVAILABLE

Dock-High Loading • Two 16' Grade-Level Doors  
Office • Two Restrooms • 22' Clear Height • Mezzanine

**LEASE RATE:** \$0.75/SF NNN | NNNs: \$0.17/SF (Available 8/1/26)



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# PROPERTY OVERVIEW

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## Strategically Located Just North of Eugene with Direct I-5 Access

This Class A industrial building offers a highly functional 10,000 square foot layout designed for efficient loading, circulation, and day-to-day operations. Located in Coburg Industrial Park, the property provides immediate access to Interstate 5 and convenient connectivity to Eugene's labor pool, services, and infrastructure.

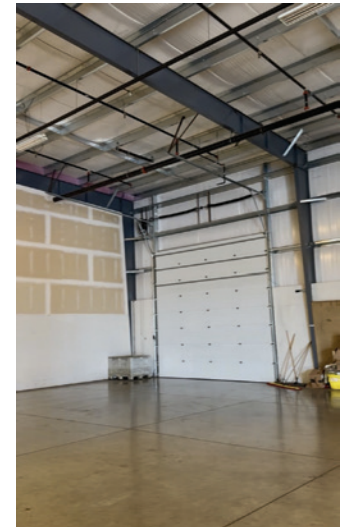
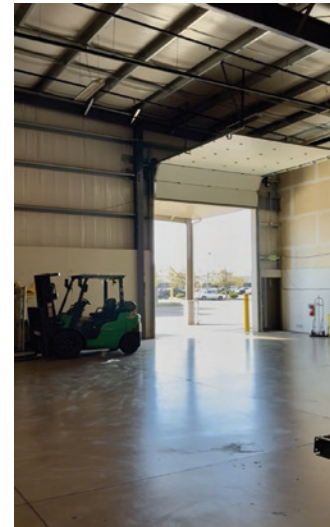
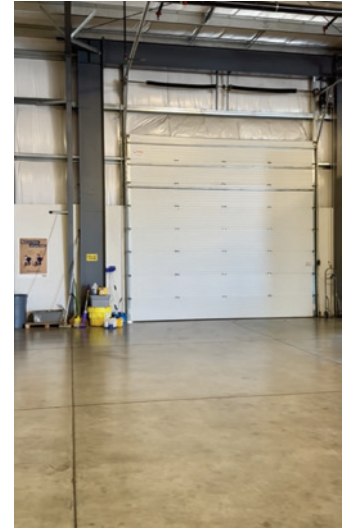
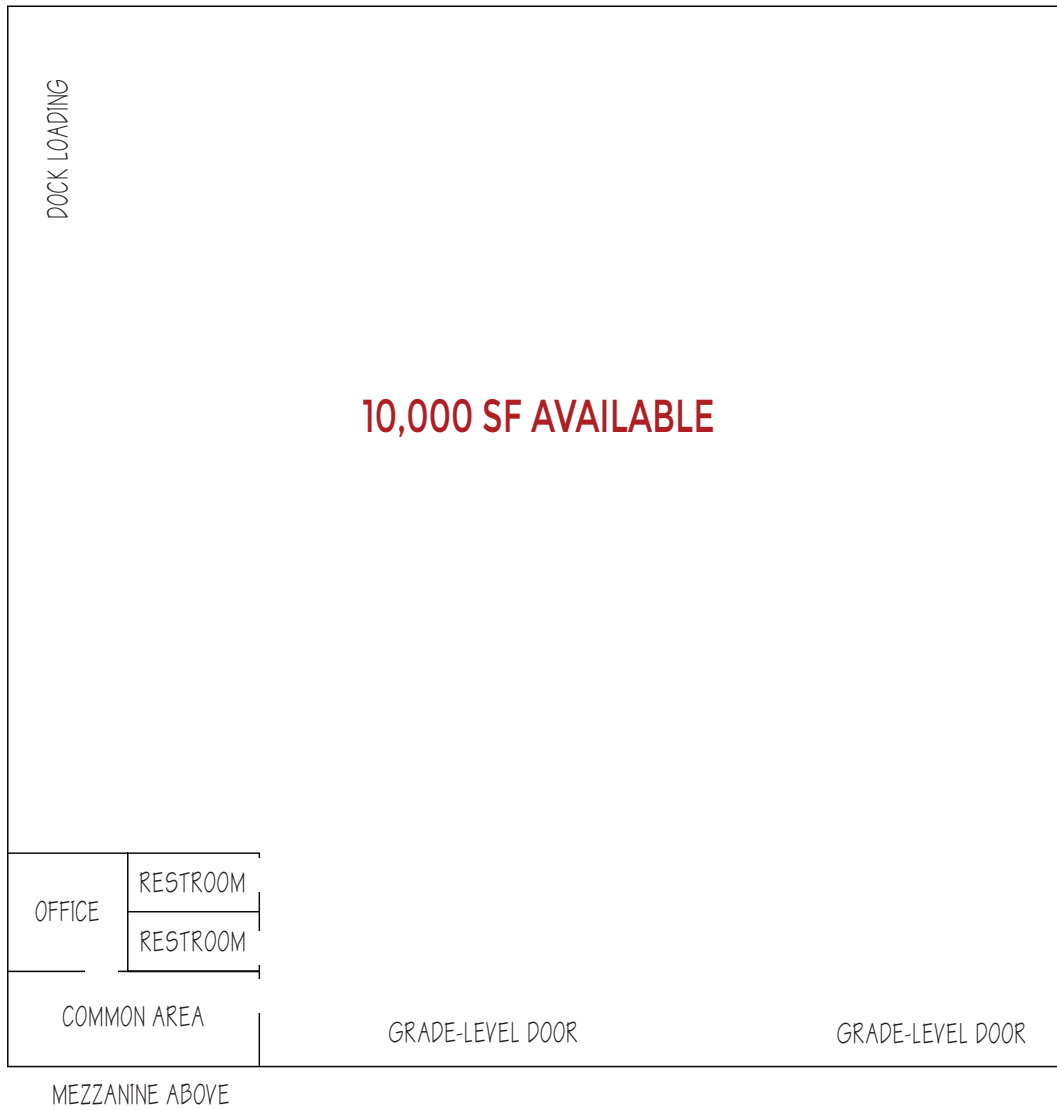
The building features dock-high loading with a covered platform, two 16-foot grade-level doors, a small office component, mezzanine area, 22' clear height and 34 parking spaces. The site supports efficient circulation and is well-suited for a range of industrial, warehouse, and service-oriented uses.

## BUILDING FEATURES

- 10,000 SF industrial space
- Dock-high loading with covered platform
- Two (2) 16' grade-level doors
- ±22' clear height
- Mezzanine area
- Office and two restrooms
- 34 parking spaces



# INTERIOR / FLOOR PLAN



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

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## PROPERTY LOCATION

### LOCATION HIGHLIGHTS

- Immediate access to Interstate 5
- ±10 minutes to Eugene city limits
- ±15 minutes to Downtown Eugene
- Close proximity to Beltline Highway
- Located in established Coburg Industrial Park

