



FOR LEASE

1075 Arrowsmith

1075 Arrowsmith St
Eugene, OR 97402

18,549 - 26,998 SF
AVAILABLE

2
SPACES

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Principal Broker

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Icon Real Estate Group

2655 Willamette St
Eugene, OR 97405
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Property Overview

EXECUTIVE SUMMARY

1075 Arrowsmith is a 45,547 square foot industrial facility consisting of 26,998 sqft warehouse, and 18,549 sqft of office.

This well-positioned industrial property in Eugene offers functional warehouse and distribution space for logistics, manufacturing, and storage users.

1075 Arrowsmith provides the specifications and location demanded by today's industrial tenants in the competitive Eugene market.

PROPERTY HIGHLIGHTS

Dock-high and grade-level loading doors accommodating a wide range of logistics and manufacturing needs

Robust building systems and modern fire suppression supporting a range of industrial uses

Reinforced concrete floors with high load-bearing capacity suitable for heavy equipment and racking systems



45,547 SF
AVAILABLE SF



\$8.64 - \$14.40
ASKING RATE SF/YR



2
SPACES AVAILABLE



2
DOCK DOORS



1
DRIVE-IN DOORS



22-24 feet
CLEAR HEIGHT



Yes
SPRINKLERS



600amp 3phase
POWER

ACCESSIBILITY



TRANSIT

S/S of 11th E of Terry	0.1 mi
N/S of 11th W of Terry	0.2 mi
N/S of W 11th E of Danebo	0.4 mi



AIRPORTS

Waynes Air Service Airport	21.8 mi
Eugene Airport	5.2 mi
Mazama Timber Pad	12.7 mi



HIGHWAYS

West 11th Avenue	0.1 mi
Highway 126	0.6 mi
Randy Papé Beltline	0.6 mi
Highway 99N	3.4 mi

| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
Office	18,549 SF	\$14.40 SF/Yr	NNN	Office	Negotiable
Warehouse	26,998 SF	\$8.64 SF/Yr	NNN	Warehouse	Negotiable



Photo Gallery

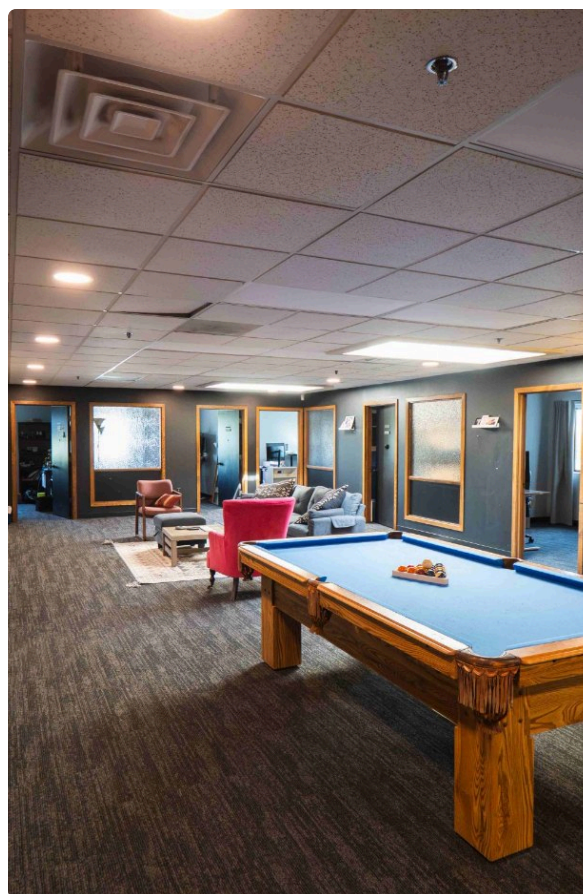
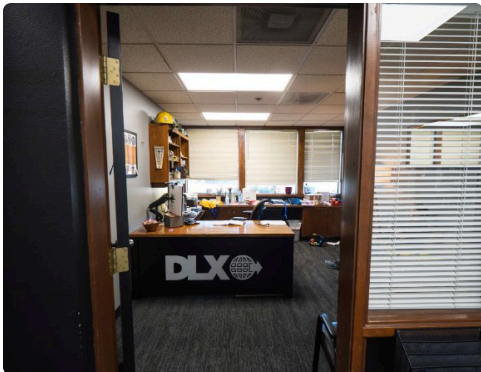
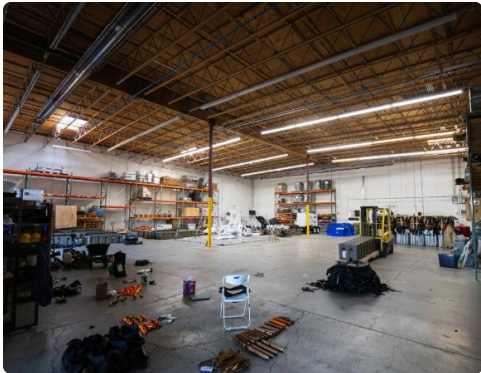
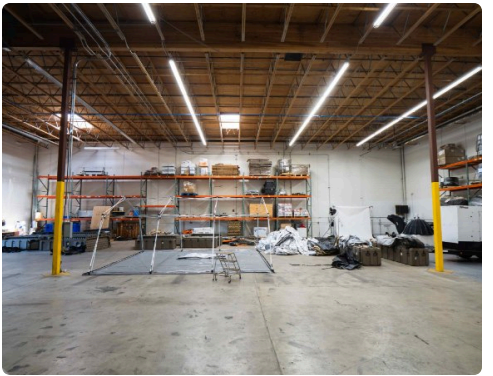
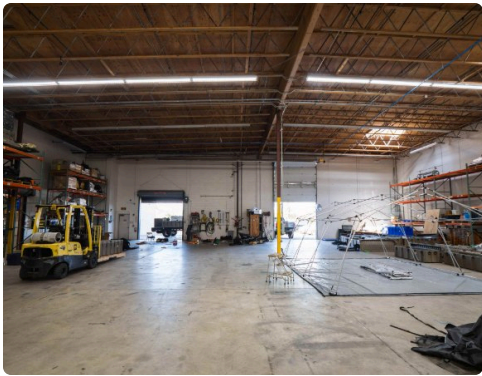


Photo Gallery



Market Overview

Market Overview: Eugene, OR

Eugene is the economic and governmental center of Lane County and the second-largest metropolitan area in Oregon, serving a regional population of more than 380,000. Strategically located at the southern end of the Willamette Valley near the confluence of the Willamette and McKenzie Rivers, Eugene offers excellent connectivity via Interstate 5, Highway 99, Beltline Highway, and the Union Pacific rail system. The city is approximately 110 miles south of Portland and 50 miles east of the Oregon Coast, providing efficient access to major Pacific Northwest markets.

With a city population of 176,654 according to the 2020 U.S. Census, Eugene continues to experience steady growth and serves as the commercial, educational, healthcare, and employment hub for much of western Oregon. The region supports a diverse economy driven by advanced manufacturing, wood products, technology, healthcare, education, food processing, distribution, and agriculture, creating a stable environment for industrial and commercial investment.

Eugene is home to the University of Oregon, Bushnell University, and Lane Community College, providing a well-educated workforce and a strong pipeline of skilled talent. The city's business-friendly environment, combined with a high quality of life, continues to attract employers, entrepreneurs, and investment throughout the region.

Known for its exceptional outdoor amenities, extensive park system, and nationally recognized network of bicycle and pedestrian paths, Eugene consistently ranks among Oregon's most desirable places to live and work. Its combination of strategic location, diverse economy, skilled labor force, and outstanding livability makes Eugene an ideal market for industrial users, manufacturers, distributors, and investors seeking long-term growth in the Willamette Valley.



KEY FACTS

Population	176,654
Area	44.1 sq mi
Elevation	430 ft
Time Zone	PST
County	Lane County
Incorporated	1846
State	Oregon

DEMOGRAPHIC SNAPSHOT

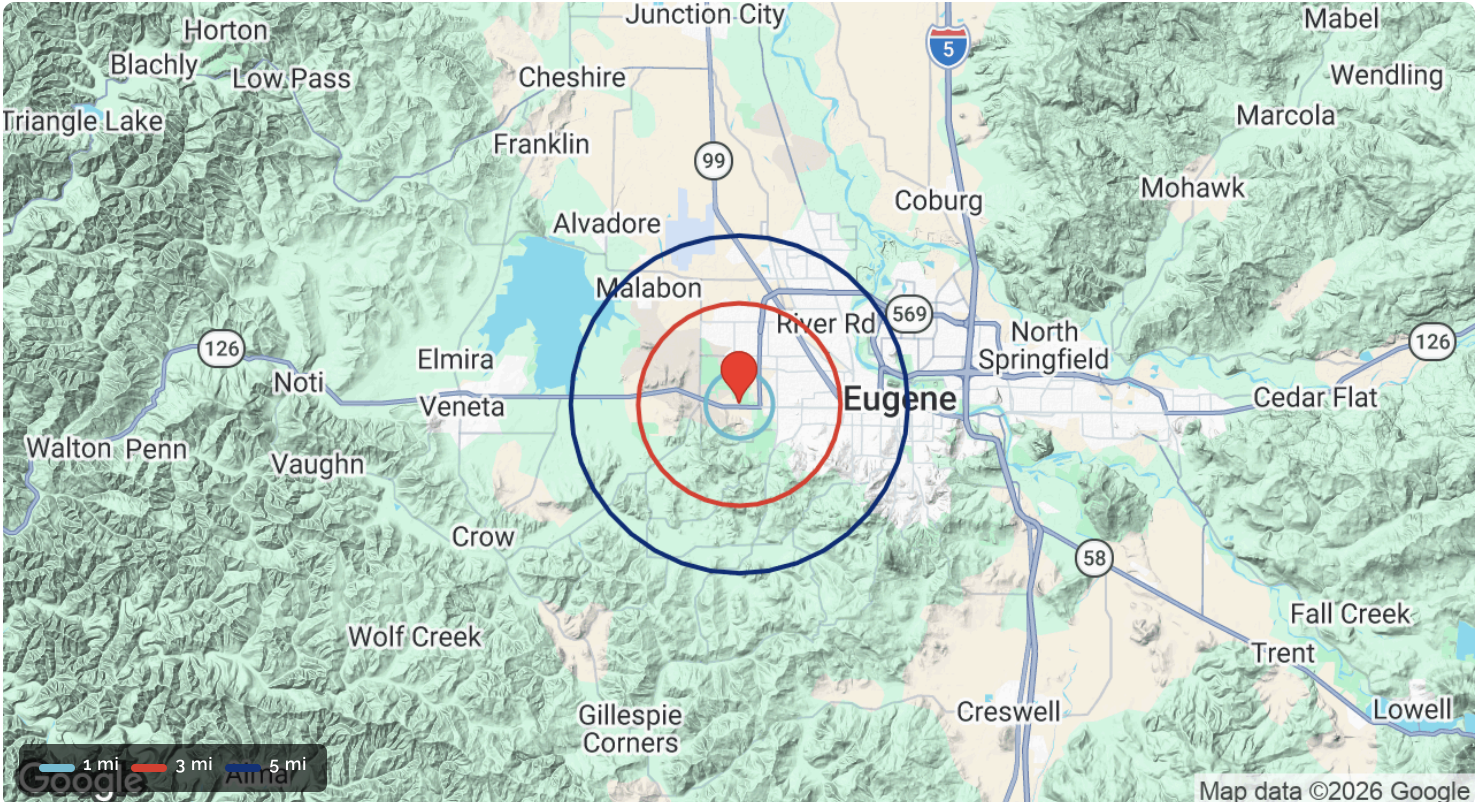
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	828	Population	51,065	Population	124,687
Median HH Income	\$61,525	Median HH Income	\$75,089	Median HH Income	\$71,930
Households	384	Households	18,974	Households	51,336

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	317	37,958	100,040
2010 Population	453	43,533	108,060
2026 Population	828	51,065	124,687
2031 Population	953	51,809	127,232
2026-2031 Growth Rate	2.85 %	0.29 %	0.40 %
2026 Daytime Population	3,978	52,716	143,763

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	121	14,919	41,830	less than \$15,000	62	1,654	5,518
2010 Total Households	177	17,410	46,464	\$15,000-\$24,999	37	1,179	3,384
2026 Total Households	384	18,974	51,336	\$25,000-\$34,999	31	1,338	3,593
2031 Total Households	447	19,185	52,176	\$35,000-\$49,999	45	2,578	6,684
2026 Avg. Household Size	2.12	2.51	2.32	\$50,000-\$74,999	43	2,724	7,178
2026 Owner Occupied Housing	164	11,538	26,712	\$75,000-\$99,999	30	2,853	7,019
2031 Owner Occupied Housing	166	11,655	27,208	\$100,000-\$149,999	84	4,003	9,731
2026 Renter Occupied Housing	220	7,436	24,624	\$150,000-\$199,999	32	1,525	4,913
2031 Renter Occupied Housing	281	7,530	24,969	\$200,000 or greater	20	1,120	3,315
2026 Vacant Housing	12	878	2,866	Median HH Income	\$61,525	\$75,089	\$71,930
2026 Total Housing	396	19,852	54,202	Average HH Income	\$81,860	\$91,404	\$92,029



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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