For Sale or Lease

3590 W 3rd Avenue

Eugene, Oregon

107,708 SF Industrial Manufacturing Facility

JLL

Campbell COMMERCIAL REAL ESTATE

The offering

Jones Lang LaSalle Americas, Inc. ("JLL") and Campbell Commercial Real Estate, as exclusive advisors, are pleased to present the opportunity to acquire or lease 3590 W 3rd Ave (the "Property"), a 107,708 square foot industrial manufacturing facility in Eugene, Oregon. The Property is located in the center of the West Eugene Industrial Corridor with easy access to the Beltline Highway and Interstate 5, providing strong connectivity to all major metropolitan areas up and down the West Coast. In addition, the Property offers unmatched electrical and mechanical capabilities for potential tenants and any of their manufacturing needs. Currently vacant, 3590 W 3rd Ave is available for lease as well as for sale, allowing potential owner-users to own at a discount to long-term leasing, or future ownership the rare opportunity to execute their own unique business plan. The sale of the Property will include all equipment currently at the site.

107,708 SF

INDUSTRIAL MANUFACTURING FACILITY

For sale or lease

Sale price: $6,900,000
Lease rate: Contact broker

Address	3590 W 3rd Ave Eugene, Oregon	**Clear height**	Varies, 14'–28'
Parcels	1189370, 1189388, 1189396	**Doors GL/DL**	5/0
Zoning	I-2 (Light Medium Industrial)	**Parking**	152 spaces
Land size	4.59 AC (199,940 square feet)	**Power**	(2) 480 volt/800 ampere heavy industrial main service; 5,000 KVA
Building size	107,708 square feet	**Heating and cooling**	Computer controlled with 1,500 tons cooling and 21 MBTUs of heating
Office square feet (%)	15,254 square feet (14.2%)	**Support systems**	Designed to support clean, dry compressed air; ultra-pure water generation: self-contained wastewater treatment
Warehouse square feet (%)	92,454 square feet (85.8%)	**Emergency generator**	1,500 KW Caterpillar diesel
Year built	1996	**Water and sewer**	Eugene Water and Electrical Board
Construction type	Concrete tilt-up	**Gas**	NW Natural
Sprinklers	Wet-pipe fire sprinklers	**Electric**	Eugene Water and Electrical Board

2.0 miles
FROM BELTLINE HIGHWAY

7.2 miles
FROM I-5

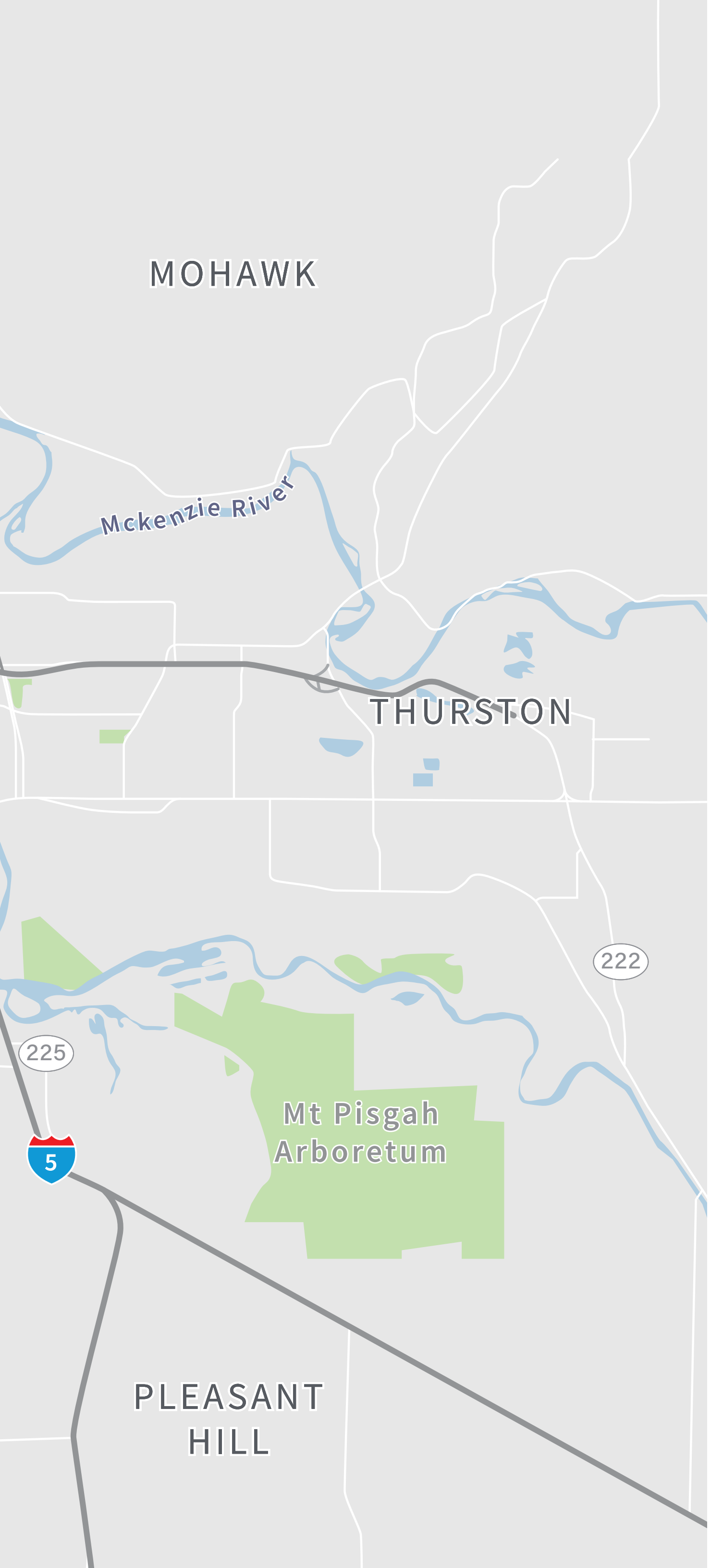
7.3 miles
FROM EUGENE AIRPORT

115 miles
FROM PORTLAND

289 miles
FROM SACRAMENTO

534 miles
FROM SAN FRANCISCO

Source: JLL Research, CoStar



Investment highlights

Unmatched manufacturing capabilities

3590 W 3rd Ave provides potential investors or tenants immense manufacturing capabilities which include an electrical service range up to 2,500 amps in 480/277 volts, a 1500kw/1850 KVA diesel-fired generator, 3,482 tons of cooling capacity, and 30,000 gallons of water storage along with 11 booster water pumps. Interested parties should refer to the Property Summary section of this Offering Memorandum for more details.

Strong submarket fundamentals

Located in the Lane County industrial submarket, the Property is positioned in one of the tightest industrial submarkets in the state of Oregon. The submarket, consisting of 28 million square feet of inventory, currently has a 0.6% vacancy rate which is significantly lower than the State of Oregon's average of 4.3% as of the end of Q1 2021. Due to the consistent demand and minimal supply, the Lane County submarket has seen rents skyrocket by 54% over the past decade, now standing at $0.63 PSF per month, NNN.

Immense connectivity

Located in the heart of the West Eugene Industrial Corridor, the Property offers tenants easy access to all of Eugene's major roadways, as well as Interstate 5, the largest north to south interstate in the Western United States. In addition, the Property is in close proximity to several metro fiber network cables as well as a couple of long haul fiber cables, providing new owners with additional optionality and upside. Interested parties should contact listing brokers for more information.

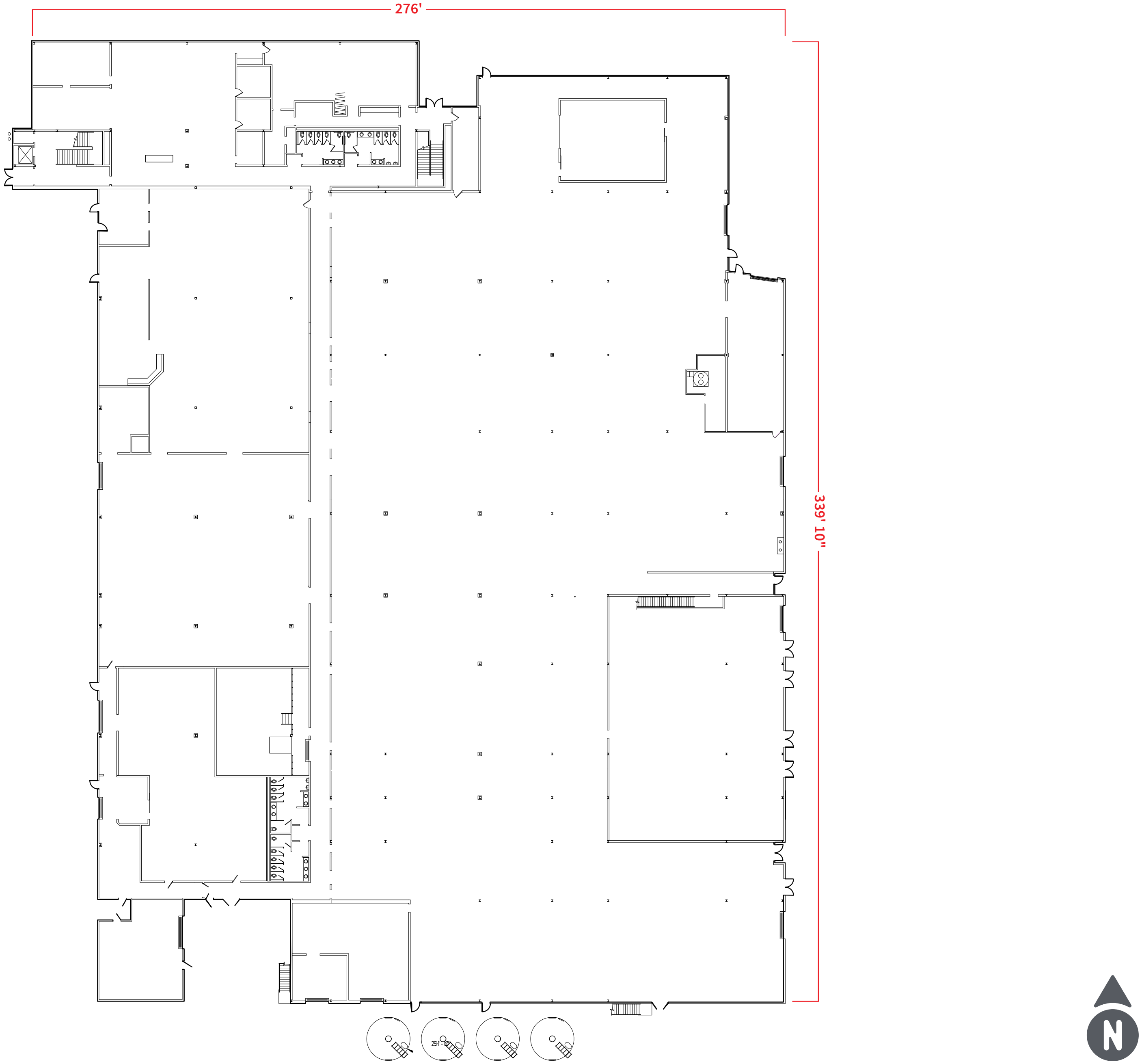
Source: JLL Research, CoStar

Site plan

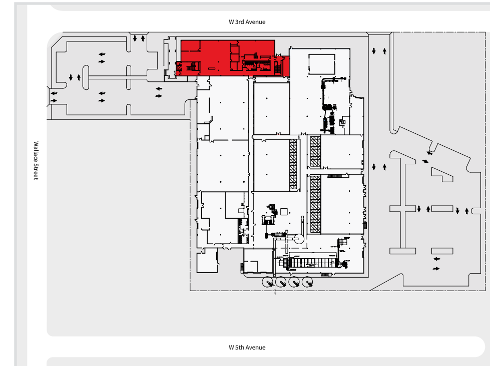

W 3rd Avenue
Parcel #: 1189396
26,136 SF
Parcel #: 1853447
86,684 SF
Parcel #: 1189370
87,120 SF
Not a part
Wallace Street
W 5th Avenue
N
SITE PLAN KEY
BUILDING OUTLINE
PARCEL OUTLINE

Floor plans

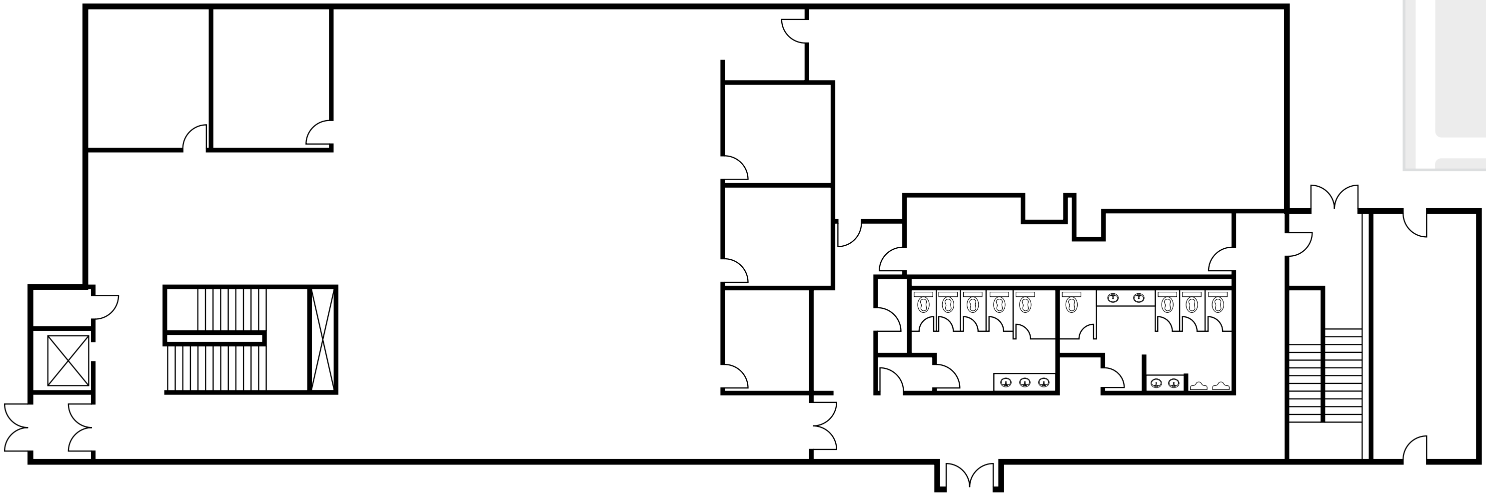
As-built



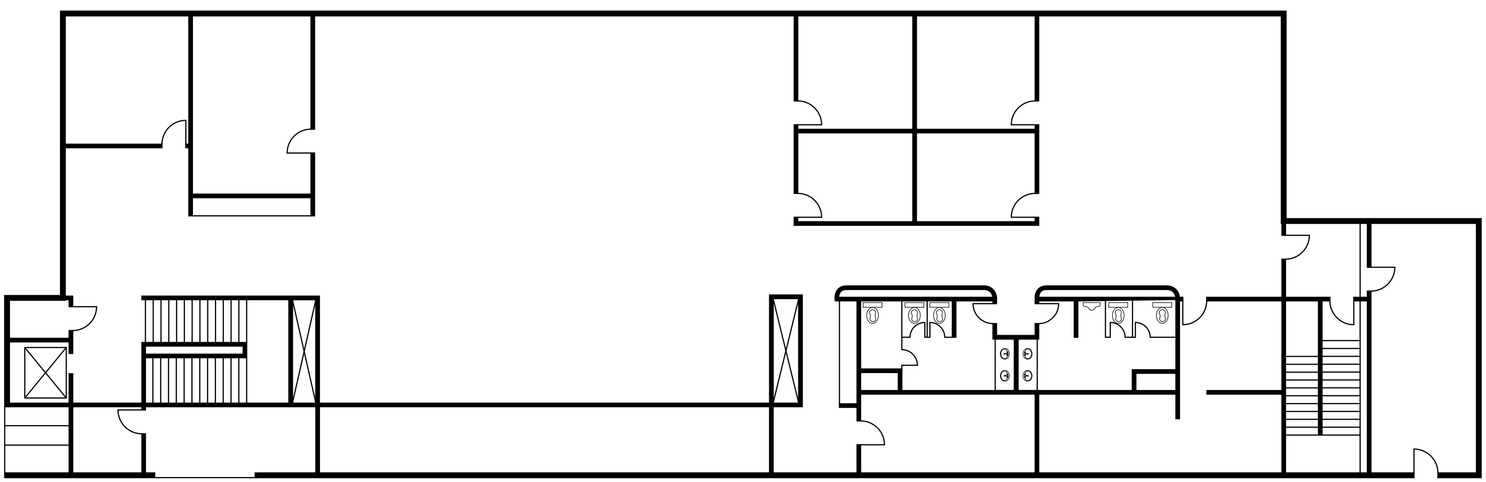
Floor plans



First floor office

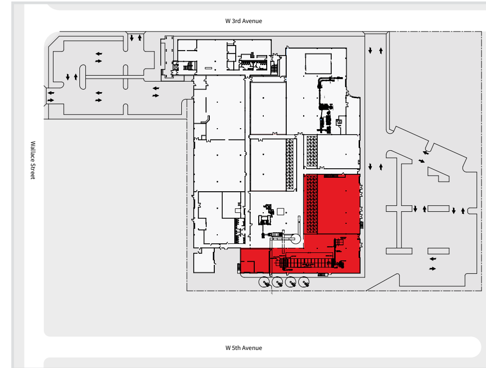


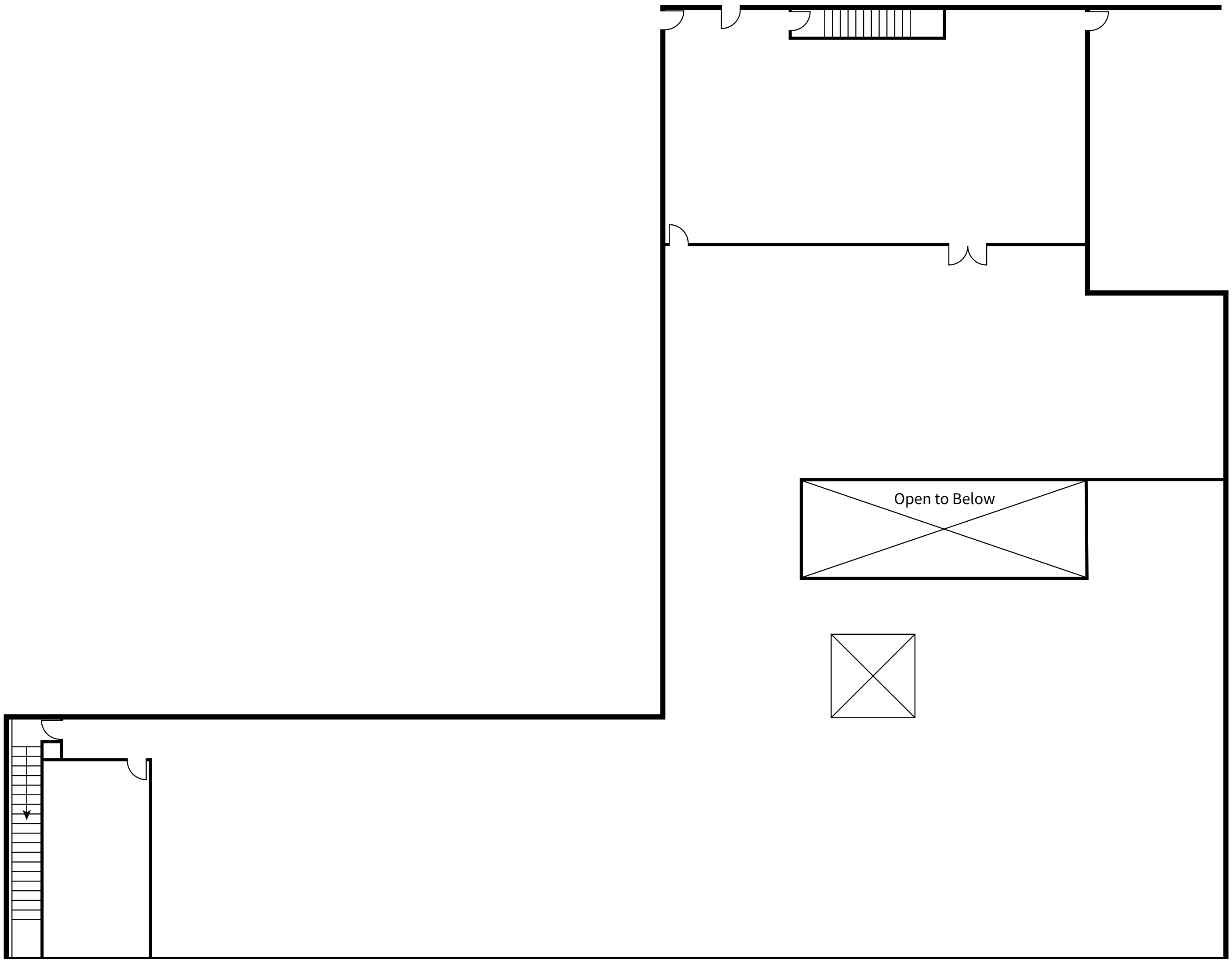
Second floor office



Floor plans

Mezzanine





Nearby businesses

Rosen Aviation

Western Beverage

HARVEST HOUSE PUBLISHERS

DATALOGIC

Yogi Tea Company

BI-MART

West Eugene Industrial Corridor submarket overview

West Eugene is home to many large growing international national and regional corporate businesses. The industrial corridor is home to Rosen Aviation, a company that started in 1980 and has steadily grown over the years to 70 employees manufacturing application-specific systems for the aviation industry. Other large businesses include Western Beverage, YOGI Tea, Attune Foods, Glory Bee, Humming Bird Wholesale, and Harvest House. West Eugene's Datalogic is a world-class producer of bar code readers, data collection, mobile computers and vision systems. Datalogic employs approximately 270 workers in their 110,000 square foot manufacturing facility. Yogi Tea Company has recently completed a $19 million 180,000 square foot facility. The new plant employs over 140 employees. West Eugene has become a hub for food producers and SnoTemp has expanded adding 94,200 square feet of cold storage to its Eugene headquarters. In addition, Bi-Mart recently developed a 183,000 square foot distribution facility within the corridor, solidifying the positive outlook of the submarket going-forward. Due to the area's strong tenant base, The West Eugene Industrial Corridor, comprised of approximately 11.4 million square feet, currently has a vacancy rate of only 0.6% and has seen rents skyrocket by 38% since 2015.

11.4 M

SQUARE FEET IN THE WEST EUGENE INDUSTRIAL CORRIDOR

0.6%

CURRENT VACANCY RATE

Source: CoStar

3rd

MOST POPULATED CITY IN OREGON

60 miles

EAST OF THE OREGON COAST

110 miles

SOUTH OF PORTLAND

I-5

CONNECTS EUGENE TO PORTLAND, WASHINGTON STATE AND CALIFORNIA

Eugene market overview

Eugene's strong demographics and University anchor provides stability, innovation, and a steady supply of skilled workers.

Eugene is the third most populated city in Oregon. It is located at the southern end of the Willamette Valley, about 60 miles east of the Oregon Coast and 110 miles south of Portland. The Willamette River runs through the heart of downtown Eugene and joins the McKenzie River to the north of the city. I-5 connects Eugene to Portland, Washington state and California. Eugene is well known as both the home of the University of Oregon and the birthplace of an Athletic Apparel Giant* Corporation. The University of Oregon's new Phil Knight Science Center has become a huge draw for Bio-Tech companies in the Eugene area as it has provided a an immerging pool of young talent in that field. Eugene boasts an unparalleled quality of life, rich talent pool, low cost of business, and abundant outdoor attractions that make it an attractive place to live, work and play. Eugene also has a low cost of doing business, which makes the area an attractive prospect for businesses considering relocation.

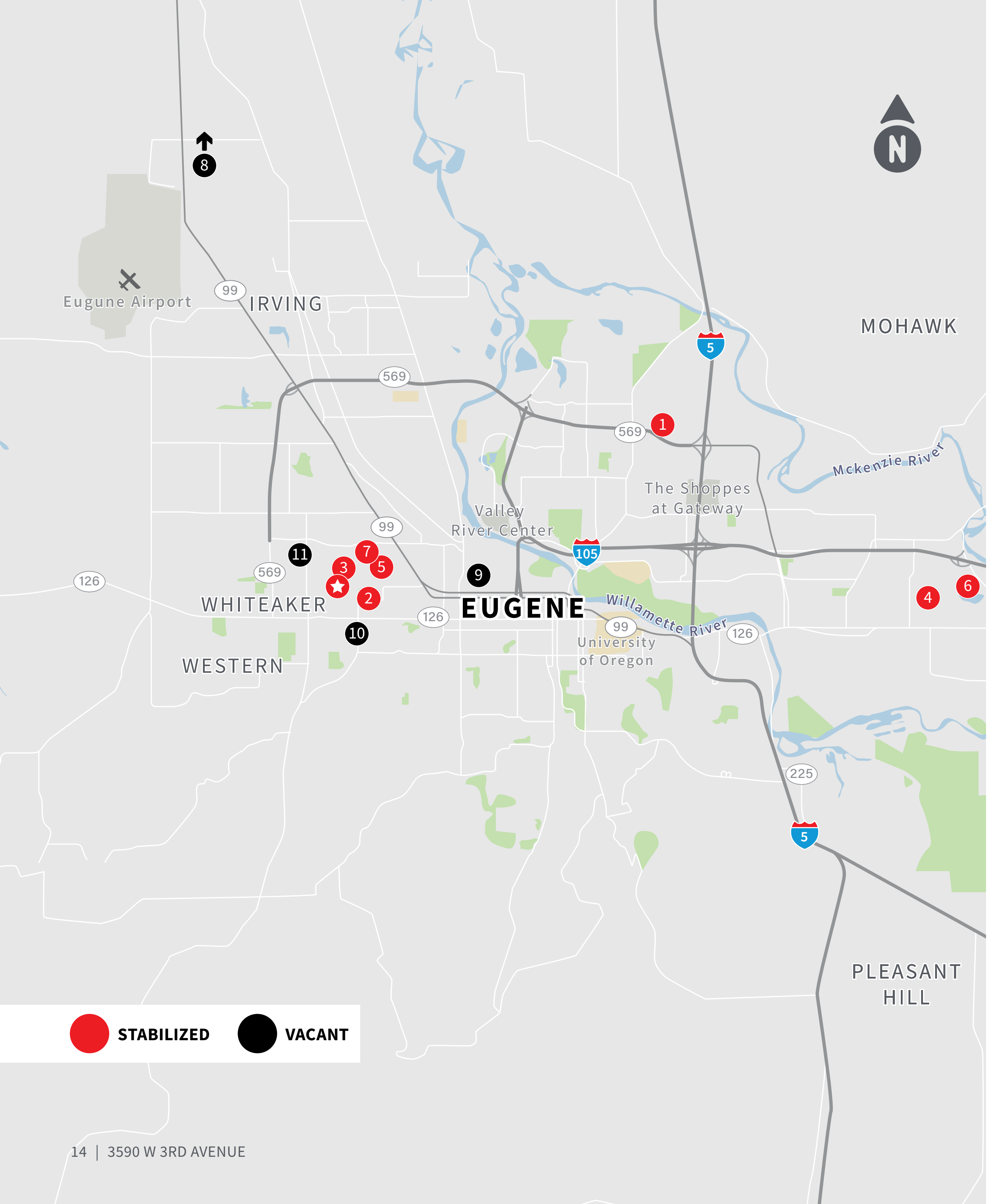
*Pseudonym used for JLL client confidentiality

Demographics

	3 miles	5 miles	10 miles
2010 Population	76,653	165,847	246,911
2020 Population	85,181	184,213	273,983
2025 Population	90,441	193,832	287,570
2020–2025 Annual rate	0.9%	1.0%	1.0%
White collar labor force	60.4%	64.6%	62.3%
Blue collar labor force	20.0%	13.8%	18.6%
Services labor force	19.5%	18.9%	19.1%

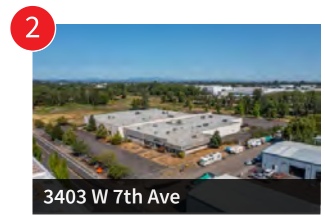
Source: ESRI


MOHAWK
Mckenzie River
THURSTON
222
225
5
Mt Pisgah
Arboretum
PLEASANT
HILL
N



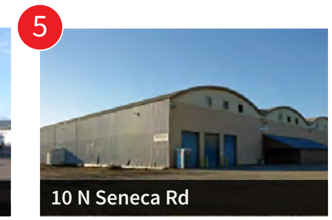

3590 W 3rd Avenue


2950 Chad Dr


3403 W 7th Ave

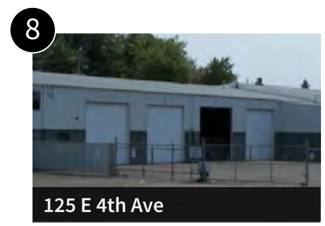

3490 W 1st Ave


30th Street Commerce Park

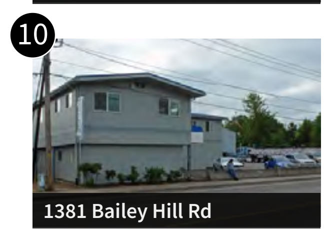

10 N Seneca Rd

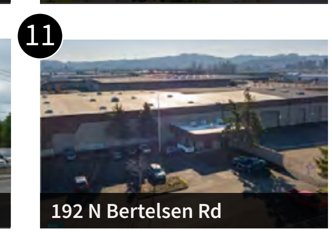

Columbia Distributing (Portfolio Sale)


3200 Cross St


125 E 4th Ave


311 Chambers


1381 Bailey Hill Rd


192 N Bertelsen Rd

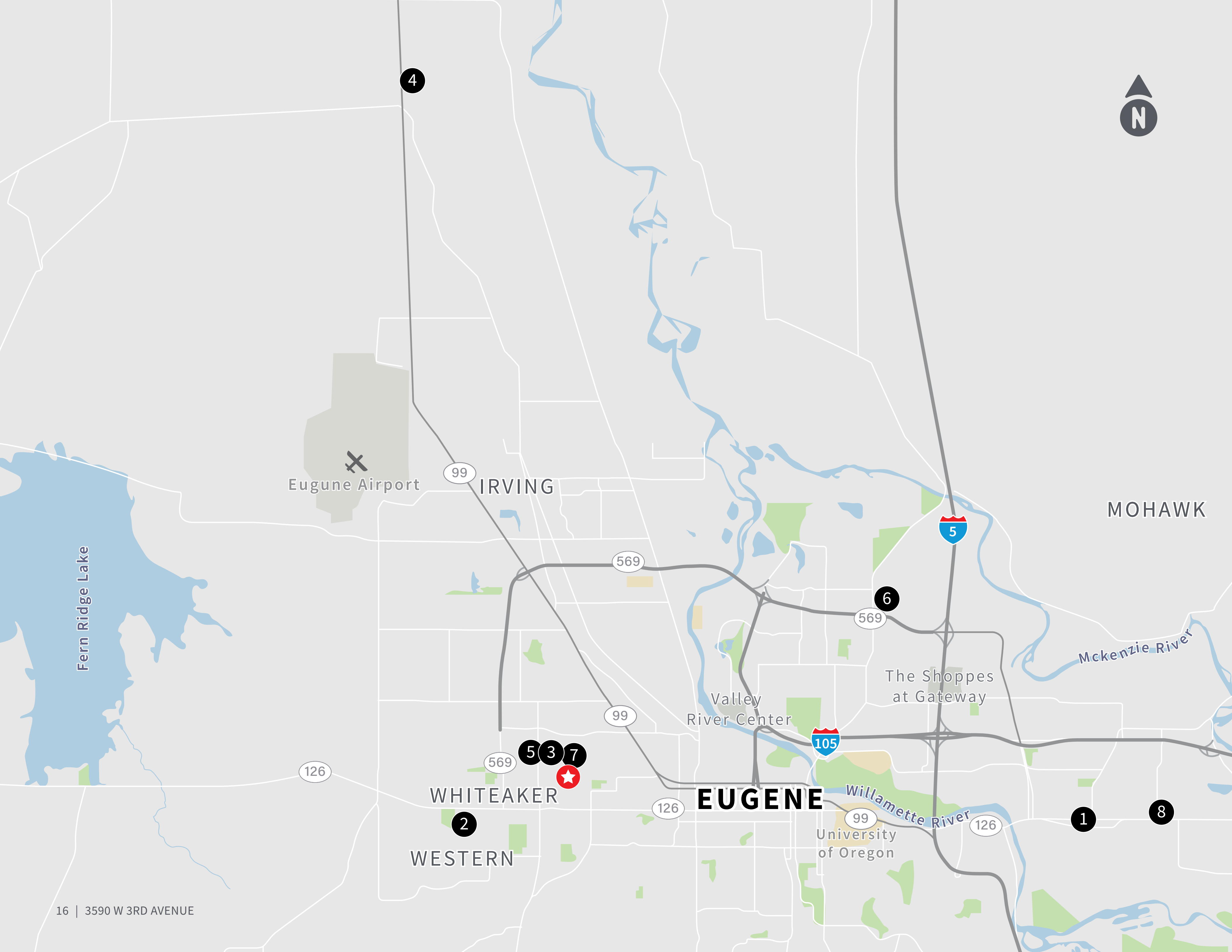
Sales comparables

STABILIZED

PROPERTY NAME	CITY	SALE DATE	SIZE (SF)	YEAR BUILT	OCCUPANCY	PRICE	PRICE PSF	BUYER	SELLER
2950 Chad Rd	Eugene	Apr-21	22,204	1996	100%	$3,000,000	$135.11	Private Buyer	2877 Chad Drive LLC
3403 W 7th Ave	Eugene	Mar-21	66,732	1980	100%	$6,000,000	$89.91	Jingyu Wang	Jed Driggers
3490 W 1st Ave	Eugene	Feb-21	53,346	2000	100%	$4,435,000	$83.14	Mia M Nelson	Richardson Sports
30th Street Commerce Park	Springfield	Oct-20	71,942	2016	100%	$5,400,000	$75.06	Ronald J Mezzetta Separate Property Trust	The Schulz Living Trust
10 N Seneca Rd	Eugene	Sep-20	33,056	1983	100%	$1,700,000	$51.43	Dorman Construction Inc	Gerald Moshofsky
Columbia Distributing	Springfield	Jul-20	157,500	2002	100%	$19,000,000	$120.63	Meritage Group	The Agnew Company
3200 Cross St	Eugene	Nov-19	60,131	2006	100%	$5,613,222	$93.35	Irving Chase	State Investments LLC

VACANT

PROPERTY NAME	CITY	SALE DATE	SIZE (SF)	YEAR BUILT	OCCUPANCY	PRICE	PRICE PSF	BUYER	SELLER
125 E 4th Ave	Junction City	May-21	115,538	1975	0%	$4,930,000	$42.67	Ronald Anderson	Kyung Hee Lee
311 Chambers	Eugene	Apr-21	170,630	1985	0%	$12,750,000	$74.72	Arcimoto Inc	Ronald Anderson
1381 Bailey Hill Rd	Eugene	May-19	31,188	1964	0%	$2,050,000	$65.73	David & Della Hill	Dennis M Wolfard
192 N Bertelsen Rd	Eugene	May-19	69,732	1980	0%	$3,950,000	$56.65	LB Stone Properties Group	Alan Turanski


N
4
99
Eugune Airport
IRVING
MOHAWK
Fern Ridge Lake
569
5
6
569
Mckenzie River
The Shoppes
at Gateway
Valley
River Center
99
105
5
3
7
569
126
WHITEAKER
EUGENE
Willamette River
126
99
126
1
8
2
University
of Oregon
WESTERN

Lease comparables

	TENANT	ADDRESS	SUBMARKET	LEASED SF	SIGN DATE	BASE RENT PSF/MONTH	RENT TYPE
1	Undisclosed	1291 S A St	Lane County	20,000	Jul-21	$0.35	NNN
2	Spirit Leatherworks	1457 Westec	Lane County	16,845	May-21	$0.62	NNN
3	Whittier Wood Products	3787 W 1st Ave	Lane County	45,000	Apr-20	$0.35	NNN
4	Apline Lumber & Building	93495 Highway 99	Lane County	24,112	Feb-20	$0.35	-
5	Undisclosed	65 N Bertelsen Rd	Lane County	35,000	Jan-20	$0.30	NNN
6	OEG, Inc.	2877 Chad Dr	Lane County	23,443	Jan-20	$0.70	NNN
7	Western Panel MfG Inc	3553 W 1st Ave	Lane County	73,213	Nov-19	$0.38	NNN
8	Undisclosed	419 28th St	Lane County	56,522	Oct-19	$0.40	NNN
	AVERAGE					$0.43	

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