

AVAILABLE FOR SALE/ LEASE
INDUSTRIAL WAREHOUSE/FLEX SPACE



LAYTON COURT INDUSTRIAL CONDOMINIUM COMPLEX

SW Layton Court | Prineville, Oregon



Position Your Business for Success in our New Industrial Condominium Complex

- Designed with functionality for your business in mind, these units offer the ideal blend of versatility, efficiency and style.
- Located within a thriving business hub at Tom McCall Business Park, easy access to main highway, airport and major east/west transportation routes. Close to Facebook and Apple data centers.
- Flexible blend of office and warehouse with 14' roll-up or 12' roll-up into warehouse-Three (3) Phase-100/200/amp
- 3 Buildings (A,B&C) totaling 26,863+/-RSF | Land: 1.69/Acres (73,616+/-SF) | Zoned: M-1 (Light Industrial)
- 9 Condo Suites Available from 2,543/-SF to 4,173+/- SF. Modern Construction, Office & Warehouse Combo.
- For Sale or Lease: Whether you're looking for a long-term investment or flexibility, we have options to suit your business model.

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | O 541.306.4948 C 541.480.2526

Dan Steelhammer, Broker

dan@fratcommercial.com | O 541.306.4948 C 541.480.5756





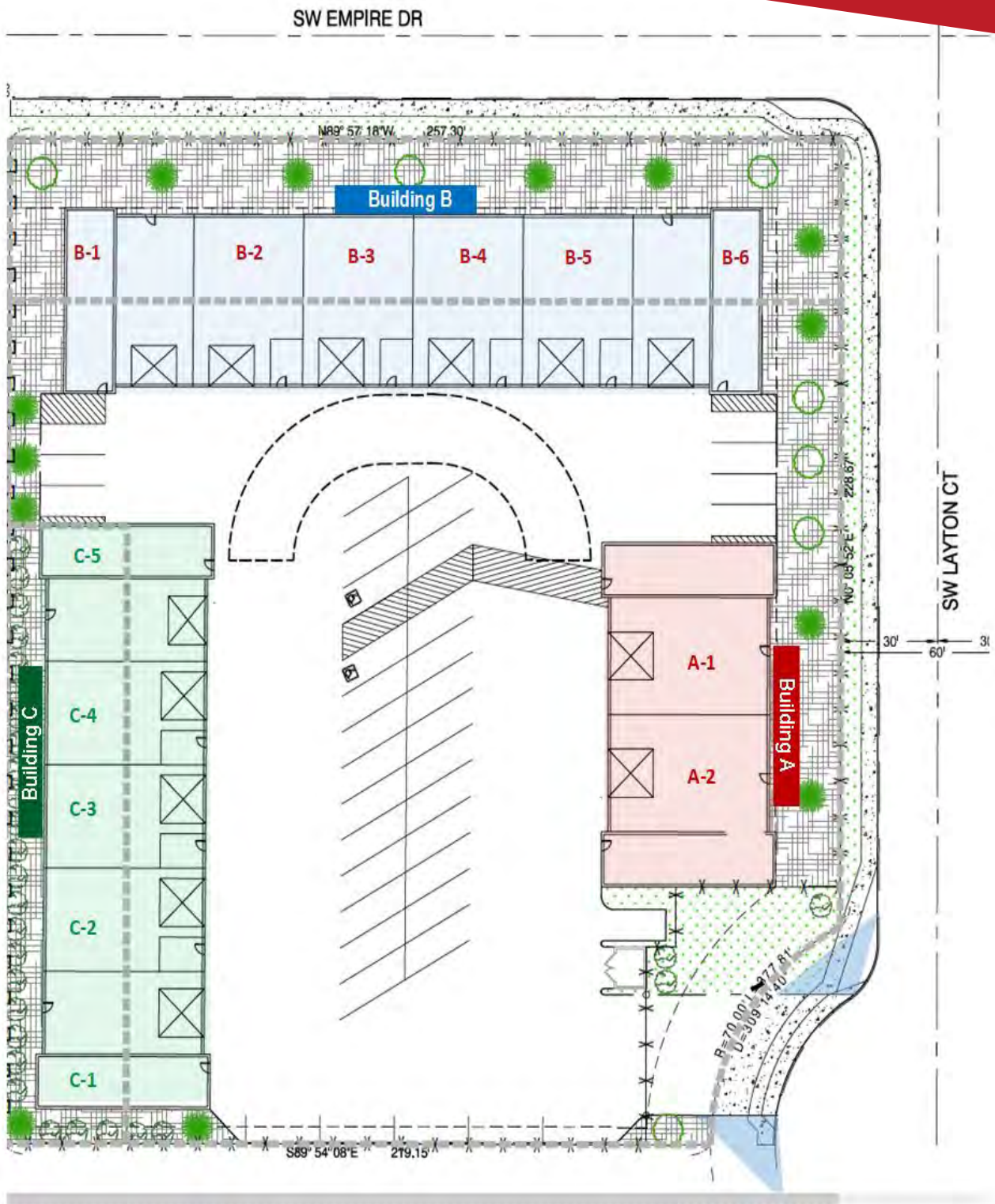
PROPERTY OVERVIEW:

Introducing Layton Court Industrial Condominium Complex perfectly positioned near major highways, the airport and thriving surrounding businesses that offers a modern solution for your growing business. Located in Prineville, Oregon's modern Tom McCall Business Park, this growing business park perfectly captures the essence of Prineville's dynamic growing community. Layton Court boasts three buildings, nine (9) condo units For Sale, each containing efficient floorplan, well-appointed office space combined with spacious, flexible warehouse to accommodate all your operational needs. From 1,293/RSF to 3,053/RSF with additional options available to fit your needs. Layton Court Industrial Condominium Complex is brand new complex totaling 27, 603+/-SF on 1.69/AC. of M-1 (Light Industrial) zoned land.

Tom McCall Business Park is adjacent to the growing tech giants Facebook and Apple, offers modern infrastructure, city services and natural gas. The park is home to BTL Liners, Rickabaugh Construction, Lakeside Lumber, Acme Construction Supply and High Desert Golf Carts. Enjoy seamless access to key transportation hubs, making it easy for your business to stay connected with unparalleled convenience. Move your business forward at Layton Court Industrial Condo Complex today!

Whether you're a start-up, an established company, or an investor, the flexibility to combine units and create a spacious area ensues that Layton Court Industrial Condominium Complex can meet your unique needs.

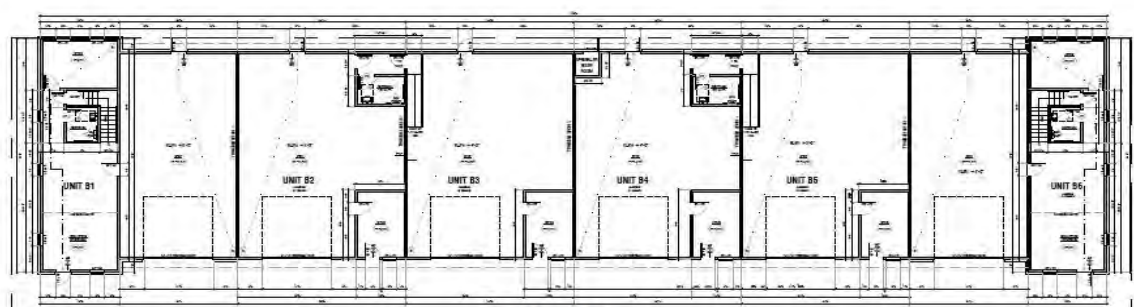
- Industrial Flex Space (Warehouse-Office-Restroom)
- 12' and 14' grade level roll-up doors into the warehouse-Units are fully sprinkled
- Wood frame on stem wall construction metal roof
- Masonry wainscoting
- Three (3) Phase 100/200amp electrical service
- Gas/Electric Heat-(End Units Building A added A/C) Economical Mini-Split Units
- Signage per unit as allowed
- 28 Parking Stalls-Fully Landscaped, Secured entry (gated & fenced), good access for truck deliveries and pick-ups.



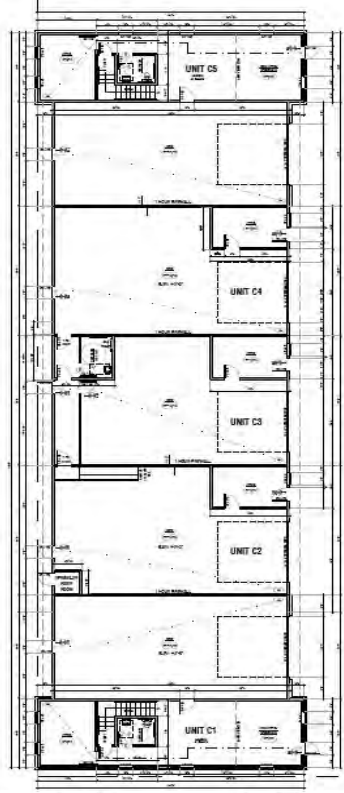
LAYTON COURT INDUSTRIAL CONDOMINIUM COMPLEX

CONDOMINIUMS: 26,863 +/- SF Total

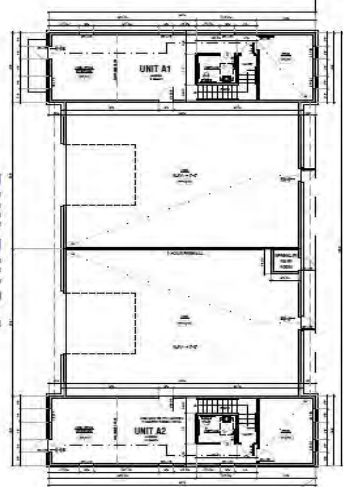
LAYTON COURT CONDOS	SQUARE FEET	SALE PRICE
Unit A1	3,023	\$755,750.00
Unit A2	3,053	\$763,250.00
Unit B1	2,573	\$643,250.00
Unit B6	2,573	\$643,250.00
Unit B2 & B3	3,191	\$749,885.00
Unit B4 & B5	3,161	\$742,835.00
Unit C1	2,543	\$635,750.00
Unit C5	2,573	\$643,250.00
Unit C2, C3 & C4	4,173	\$980,655.00



BUILDING B



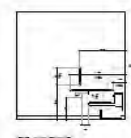
BUILDING C



BUILDING A

SEE PARKING LAYOUT AND SITE DETAILS ON SITE PLAN ON SHEET P1.1

UNIT C1 FINISHES
 ALL INTERIORS TO BE FINISHED WITH:
 1. WALLS AND CEILING: 1/2" GYP BOARD
 2. FLOOR: 3/4" GYP BOARD
 3. DOOR: 1 3/4" SOLID CORE
 4. WINDOW: 1 3/4" SOLID CORE
 5. BATH: 1/2" GYP BOARD
 6. KITCHEN: 1/2" GYP BOARD
 7. STAIRS: 1/2" GYP BOARD
 8. HALLS: 1/2" GYP BOARD
 9. CLOSET: 1/2" GYP BOARD
 10. ENTRY: 1/2" GYP BOARD
 11. PORCH: 1/2" GYP BOARD
 12. BALCONY: 1/2" GYP BOARD
 13. TERRACE: 1/2" GYP BOARD
 14. GARAGE: 1/2" GYP BOARD
 15. MECHANICAL: 1/2" GYP BOARD
 16. ELECTRICAL: 1/2" GYP BOARD
 17. PLUMBING: 1/2" GYP BOARD
 18. ROOF: 1/2" GYP BOARD
 19. FOUNDATION: 1/2" GYP BOARD
 20. EXTERIOR WALLS: 1/2" GYP BOARD
 21. EXTERIOR CEILING: 1/2" GYP BOARD
 22. EXTERIOR FLOOR: 1/2" GYP BOARD
 23. EXTERIOR WALLS: 1/2" GYP BOARD
 24. EXTERIOR CEILING: 1/2" GYP BOARD
 25. EXTERIOR FLOOR: 1/2" GYP BOARD

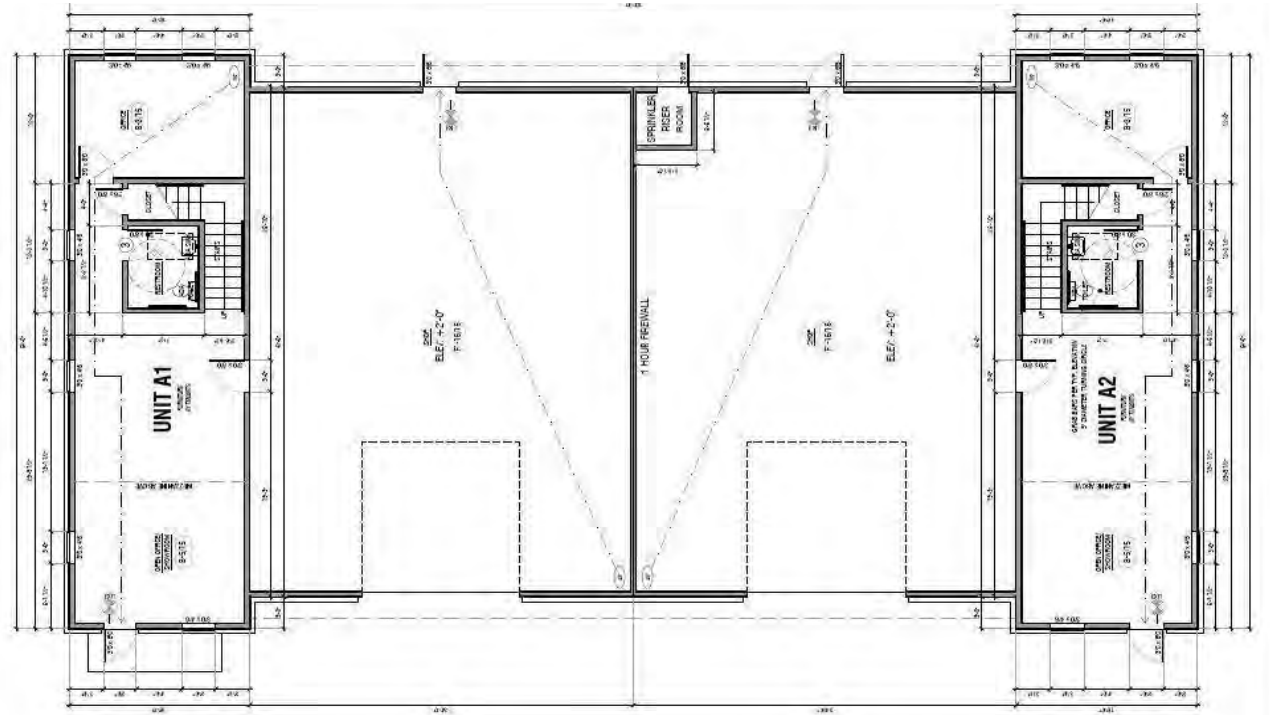
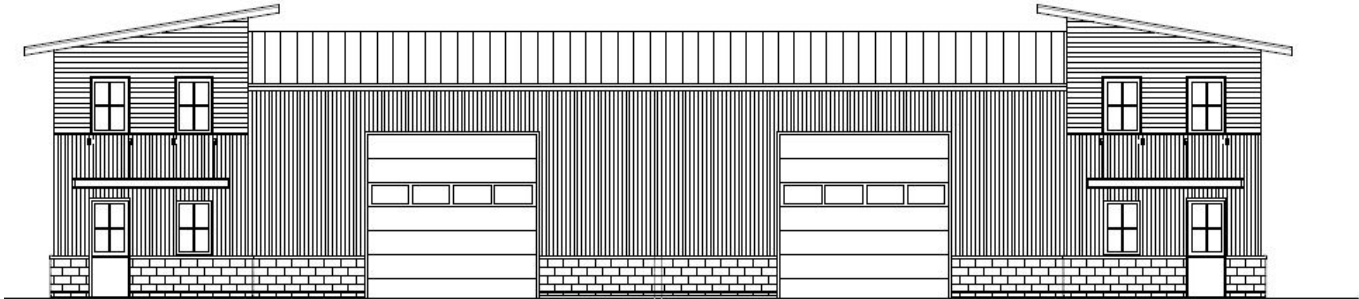




Building A: 6,076+/- SF Total

Two (2) Units with Additional Second Floor Office

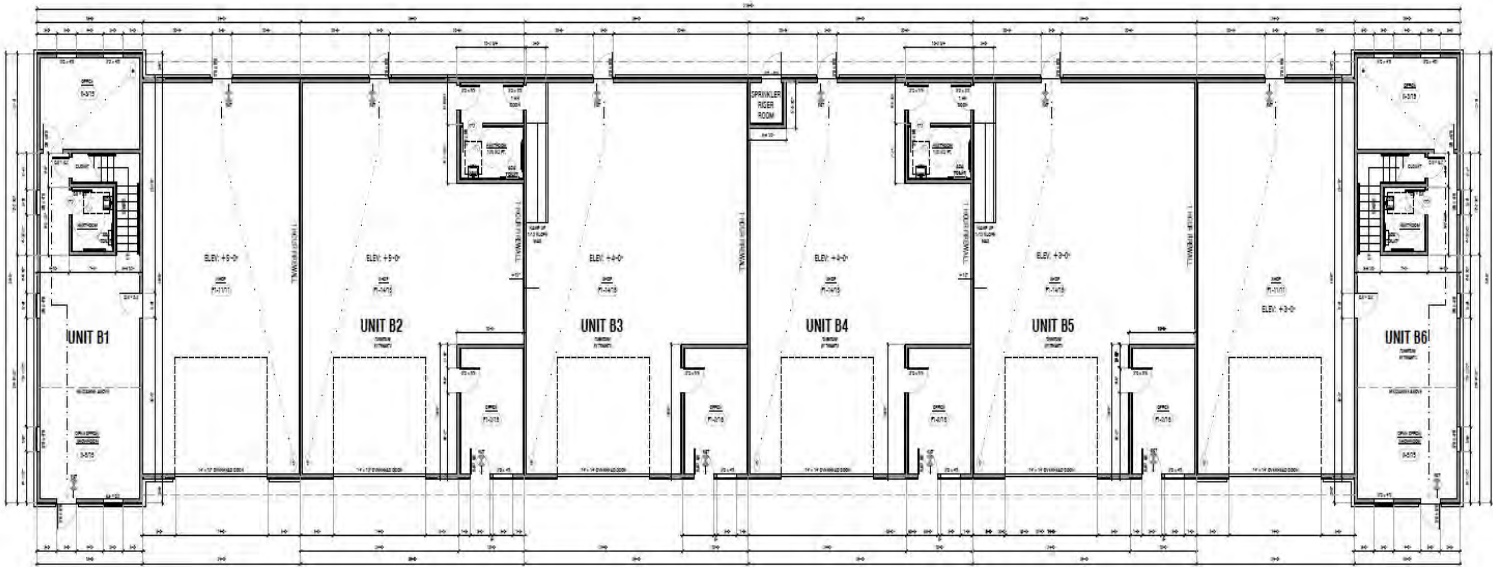
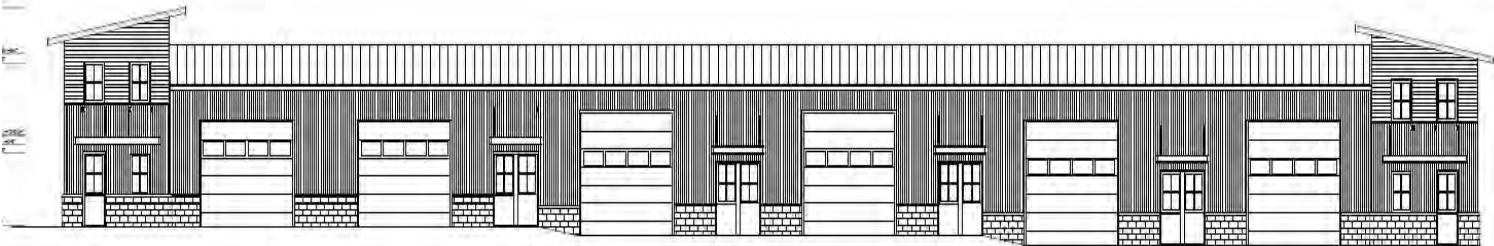
INDUSTRIAL BUILDING A	RENTABLE SQ.FT.	TOTAL RENTABLE SQ.FT.	LEASE RATE/PER/SQ.FT.	ESTIMATED CAM/NNN	LEASE RATE/PER MONTH	CAM/NNN
Unit A1	3,023	3,023	\$1.10	\$0.25	\$3,325.30	\$755.75
Unit A2	3,053	3,053	\$1.10	\$0.25	\$3,358.30	\$763.25





Building B: 11,498+/- SF Total

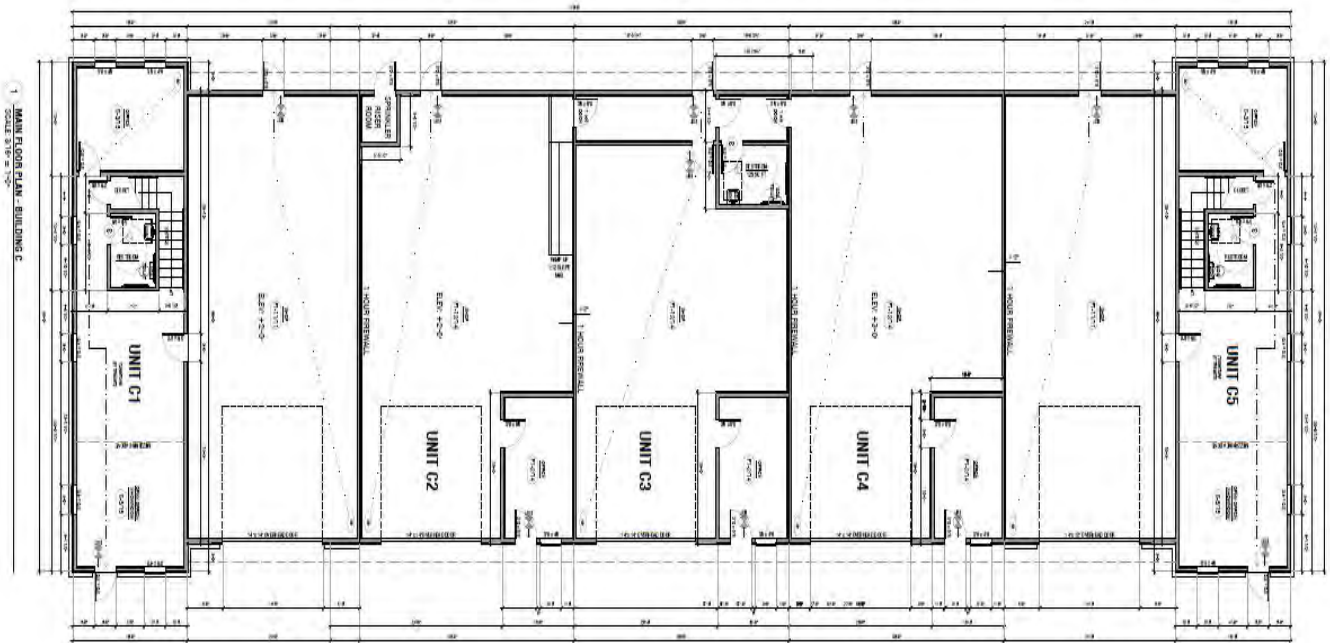
INDUSTRIAL BUILDING B	RENTABLE SQ.FT.	TOTAL RENTABLE SQ.FT.	LEASE RATE/PER/SQ.FT.	ESTIMATED CAM/NNN	LEASE RATE/PER MONTH	CAM/NNN
Unit B1	2,573	2,573	\$1.10	\$0.25	\$2,830.30	\$643.25
Unit B2	1,559	1,559	\$1.04	\$0.25	\$1,621.36	\$389.75
Unit B3	1,632	1,632	\$1.04	\$0.25	\$1,697.28	\$408.00
Unit B4	1,559	1,559	\$1.04	\$0.25	\$1,621.36	\$389.75
Unit B5	1,602	1,602	\$1.04	\$0.25	\$1,666.08	\$400.50
Unit B6	2,573	2,573	\$1.10	\$0.25	\$2,830.30	\$643.25



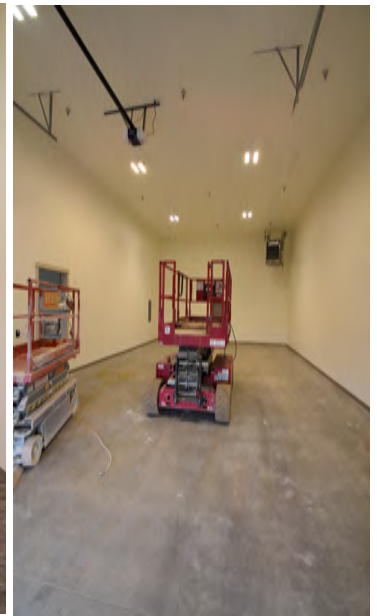
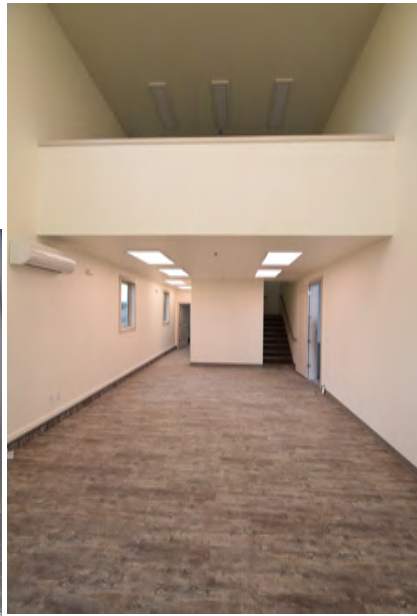


Building C: 9,289 +/-SF TOTAL

INDUSTRIAL BUILDING C	RENTABLE SQ.FT.	TOTAL RENTABLE SQ.FT.	LEASE RATE/PER/SQ.FT.	ESTIMATED CAM/NNN	LEASE RATE/PER MONTH	CAM/NNN
Unit C1	2,543	2,543	\$1.10	\$0.25	\$2,797.30	\$632.75
Unit C2	1,440	1,440	\$1.04	\$0.25	\$1,497.60	\$360.00
Unit C3	1,293	1,293	\$1.04	\$0.25	\$1,344.72	\$323.25
Unit C4	1,440	1,440	\$1.04	\$0.25	\$1,497.60	\$360.00
Unit C5	2,573	2,573	\$1.10	\$0.25	\$2,830.30	\$643.25



JUST COMPLETED
PHOTOS



PRINEVILLE / CROOK COUNTY OVERVIEW



Crook County Population:

26,162

(2022 estimates from [PSU Population Research Center](#))



Regional Labor Force:

130,459

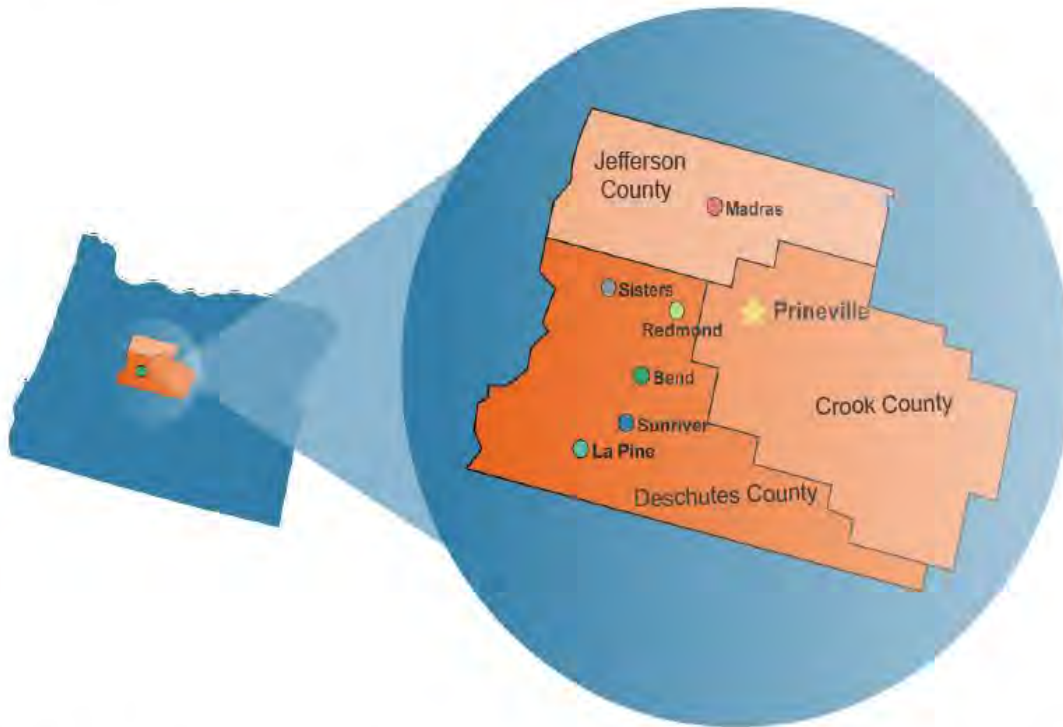
(2022 estimate from [Oregon Prospector](#))



Crook County Median Household Income:

\$69,343

(2023 estimate from [Oregon Prospector](#))



Prineville is the oldest community in the Central Oregon region but remains innovative in terms of industry diversification, nationally-acclaimed infrastructure projects and the collaborative attitude of local leaders and partners. The city ranked the 9th *Most Dynamic Micropolitan* by the Heartland Institute out of 536 U.S. cities based on economic performance indicators. Crook County also ranked #4 among the Top Counties for Incoming Investment in Oregon with a strong showing in factors including business growth, GDP growth, new building permits, and federal funding. Beyond the affordability and the business-friendly, forward-looking culture, Prineville is home to countless outdoor amenities that make Central Oregon such an attractive place to live and work. Brasada Ranch, the Prineville Reservoir and the Crooked River are some of the top tourism drivers in the state.

COMMUNITY BUSINESS ASSETS



LAND & UTILITIES

Prineville is home to two Fortune 50 data centers, Meta and Apple, with Meta's campus being their flagship and largest in their fleet. These large industrial developments inspired the engineering of the award-winning Crooked River Wetlands project and Aquifer Storage and Recovery project to support sustainable water and wastewater needs locally. Prineville is one of the only cities in Oregon with 80+ acre sites available at some of the most competitive land and utility prices in the west, along with long-term incentives that help make large scale projects a reality.



EDUCATION

The Crook County School District boasted a 99% graduation rate for the Class of 2022, leading the region in Central Oregon. Crook County High School continues to expand their Career Technical Education (CTE) programs in health sciences, culinary arts, manufacturing/ engineering, natural resources, and more. Central Oregon Community College and Oregon State University Extension share an open-campus in Prineville, offering both credit and non-credit courses. Baker Technical Institute's first satellite campus in Prineville is a leading provider of CTE programs focused on developing the next generation of skilled workers, technology innovators, entrepreneurs, and community leaders in rural areas.



TRANSPORTATION

Prineville has their own municipally-owned short line Railway, connecting to the BNSF Railway and Union Pacific main lines, complimented by the Prineville Freight Depot. The Railway offers a Regional Multi-Modal Transportation Hub that provides the Central Oregon region with transload, reload, storage, and managed

TOP EMPLOYERS

CROOK COUNTY RANKED **#1** FOR THE HIGHEST ANNUAL WAGE GROWTH IN THE STATE, WITH A **43%** INCREASE OVER THE PAST DECADE.

- OREGON EMPLOYMENT DEPARTMENT, 2022

2022 Crook County Industry Composition

Private by Employment



Source: State of Oregon Employment Department, 2022

Prineville offers a collaborative and tight-knit community. An economy that was traditionally driven by forest products, Les Schwab Tires, and agricultural operations, now boasts some of the largest employers in the region in the form of high-technology data centers and supporting sector employers.

Crook County's dynamic and diversifying

Rank		2023 Crook County Largest 20 Employers (Private & Public)	Employees	
2023	2022		2023	2022
1	3	Crook County School District	532	408
2	1	Les Schwab Prineville Operations	470	444
3	4	Meta Platforms, Inc., Facebook	350	350
4	2	Rosendin Electric Inc.	315	415
5	5	Brasada Ranch	280	280
6	9	Endura Products	245	206
7	8	St. Charles Health System	220	217
8	6	Crook County	217	234
9	7	Ochoco National Forest	175	219
10	11	Western Heavy Haul & SMAF	171	171
11	10	Bureau of Land Management (BLM)	150	182
12	12	City of Prineville	97	91
13	13	McDonald's	80	80
14	14	Fontana Wood Products	66	65
15	15	Bright Wood Corporation, Prineville	57	62
16	17	Ray's Food Place	55	45
17	16	Erickson's Thriftway	53	53
T-18	NL	Bi-Mart	40	44
T-18	NL	Grocery Outlet	40	NL
T-20	20	Mosaic Medical	38	37
T-20	24	Wagner's Market IGA	38	32
T-20	19	Buckstop Truckware	38	41

NL = Not Listed | NC = Not Collected | T = Tied

FOUNDATIONS OF PRINEVILLE'S ECONOMY