

FOR SALE

4.19 AC | \$1,400,000

Redmond Heavy Industrial Lot Near New Amazon Last-Mile Delivery Station

Vista La Monte Lot 4, Redmond, OR 97756



PROPERTY DETAILS

Sale Price: \$1,400,000
Lot Size 4.19 Acres
Price/SF: \$7.67/SF
Zoning: Heavy Industrial (M2)

HIGHLIGHTS

- Convenient access to Hwy 97 and Hwy 126
- All utilities to property or in street
- Located in a rapidly growing area with a new Amazon last-mile delivery station and Basalite facility nearby
- Frontage on \$38.3 million Eastside Arterial Project which will extend and improve 9th Street from Hemlock to Veterans Way

Graham Dent, SIOR | Grant Schultz, SIOR, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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**REAL ESTATE
SERVICES**

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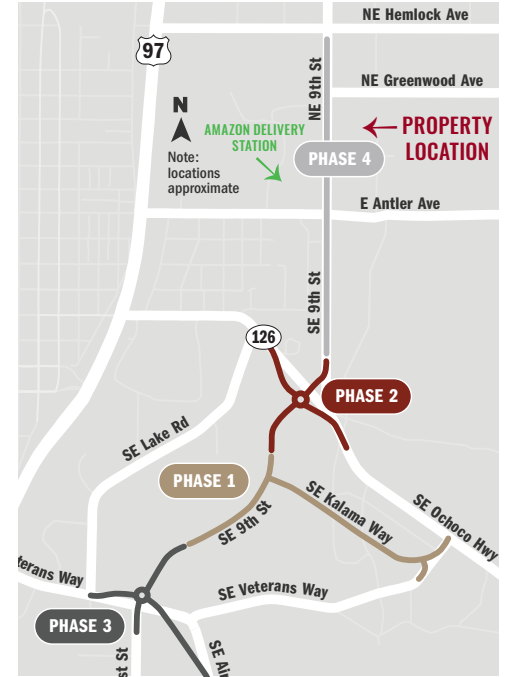
EASTSIDE ARTERIAL PROJECT

Construction is now underway on Redmond's transformative \$38.3 million Eastside Arterial Project. This major public investment is building a new north-south arterial connection, two modern roundabouts, and upgraded multimodal corridors that will reshape mobility and accelerate growth on Redmond's east side.

Key benefits include:

- Faster alternative access to U.S. Highway 97
- Improved connectivity to Redmond Municipal Airport and industrial hubs
- Smoother freight circulation and reduced congestion
- Significant infrastructure upgrades with bike lanes, sidewalks, and safer intersections
- Increased development potential across the entire eastside business district

Once complete, the arterial will dramatically enhance the value, visibility, and accessibility of surrounding industrial properties.



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Graham Dent, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com



Grant Schultz, SIOR, CCIM
Broker
Cell 541.480.9873
gschultz@compasscommercial.com

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