

FOR LEASE

2,055-19,993 SF | \$1.75-\$1.85/SF/MO. NNN

NOCO at Juniper Ridge
Industrial with Dock-High Loading
NWC of Cooley Rd. & 18th St., Bend, OR 97701

noco
AT JUNIPER RIDGE



BLDG 6

NEW CONSTRUCTION | HIGH QUALITY BEND INDUSTRIAL



BLDG 8

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COMPASS
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REAL ESTATE SERVICES

FOR LEASE

\$1.75-\$1.85/SF/MO. NNN

NOCO at Juniper Ridge Industrial Space

PROPERTY DETAILS

Building 6:	2,261 - 19,993 SF
Building 7:	Leased
Building 8:	2,055 - 17,166 SF
Lease Rate:	\$1.75-\$1.85/SF/Mo. NNN
CAMs:	TBD
Zoning:	Light Industrial (IL) & Juniper Ridge Overlay Zone
Date Avail.:	Q1 2026

HIGHLIGHTS

- First generation high quality industrial space
- Various suite sizes accommodating a wide variety of uses
- Dock-high loading available in each building
- Negotiable tenant improvement allowance for office build out
- Circular truck access
- Ample parking for tenants and customers including multiple EV spaces



SITE PLAN

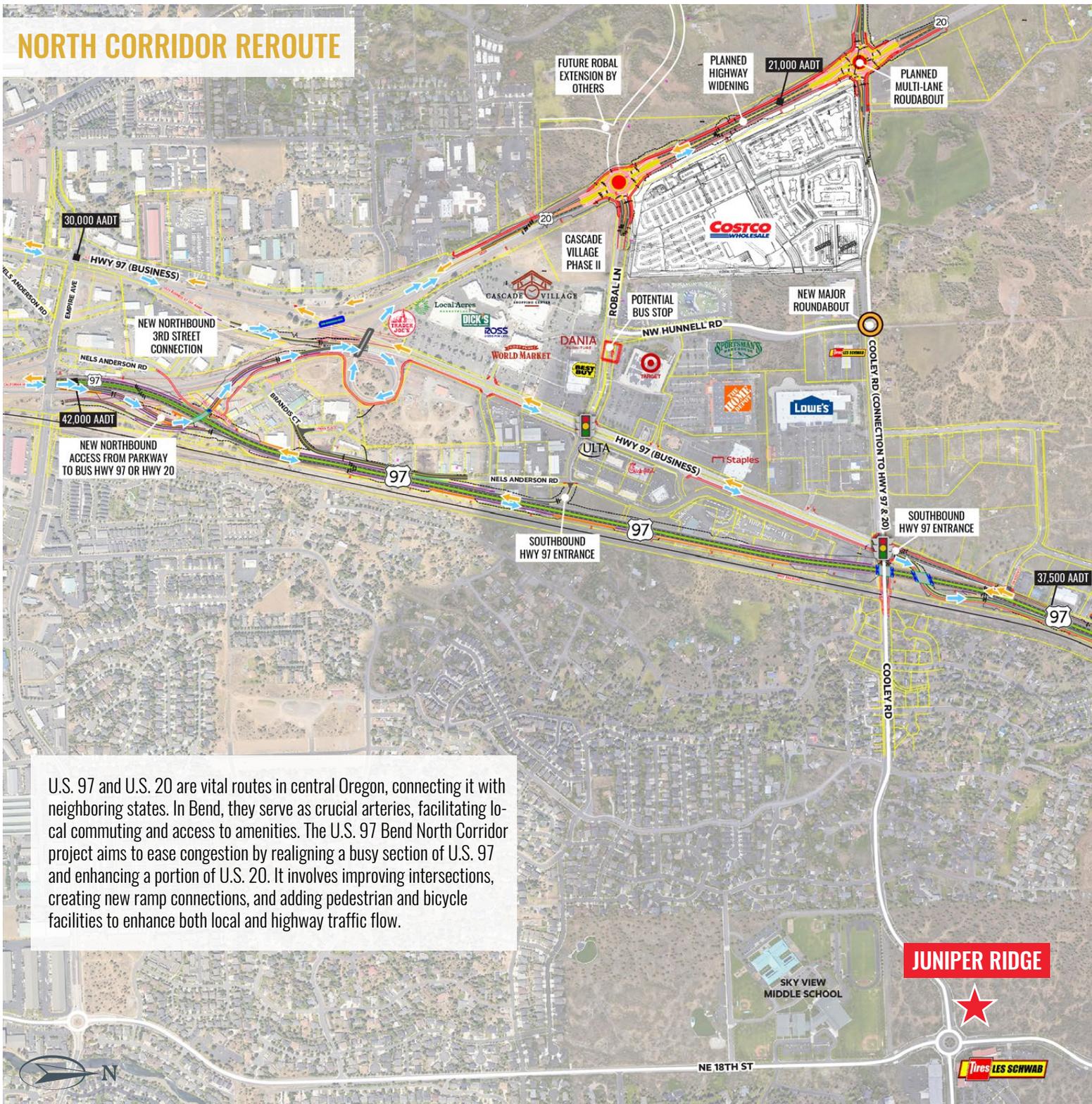


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NORTH CORRIDOR REROUTE



U.S. 97 and U.S. 20 are vital routes in central Oregon, connecting it with neighboring states. In Bend, they serve as crucial arteries, facilitating local commuting and access to amenities. The U.S. 97 Bend North Corridor project aims to ease congestion by realigning a busy section of U.S. 97 and enhancing a portion of U.S. 20. It involves improving intersections, creating new ramp connections, and adding pedestrian and bicycle facilities to enhance both local and highway traffic flow.

JUNIPER RIDGE

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.



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