

# FOR LEASE

2172 NW Industrial Park Rd  
Prineville, OR 97754



## PROPERTY DESCRIPTION

Available August 1, 2026. Great single tenant building with 5,000 SF metal building on 1 acre that is fenced and gated. The property also features a 2,400 SF (Approx.) covered area that provides additional storage. There is a large 14' roll up door and a 10 x 12 office space and restroom. Building also has 3-phase power.

## PROPERTY HIGHLIGHTS

- Available August 1, 2026
- Single tenant building
- Electric heating in office
- Fenced & gated yard area
- Parking features asphalt and gravel
- 3 Phase Electric
- Warehouse area currently using a propane heat source

## OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
Available SF:	5,000 SF
Lot Size:	43,560 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	67	154	461
Total Population	157	362	1,084
Average HH Income	\$71,916	\$75,480	\$78,033

**Bill Pon, Principal Broker**

(541) 815-4140

bill.pon@cbrealty.com



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

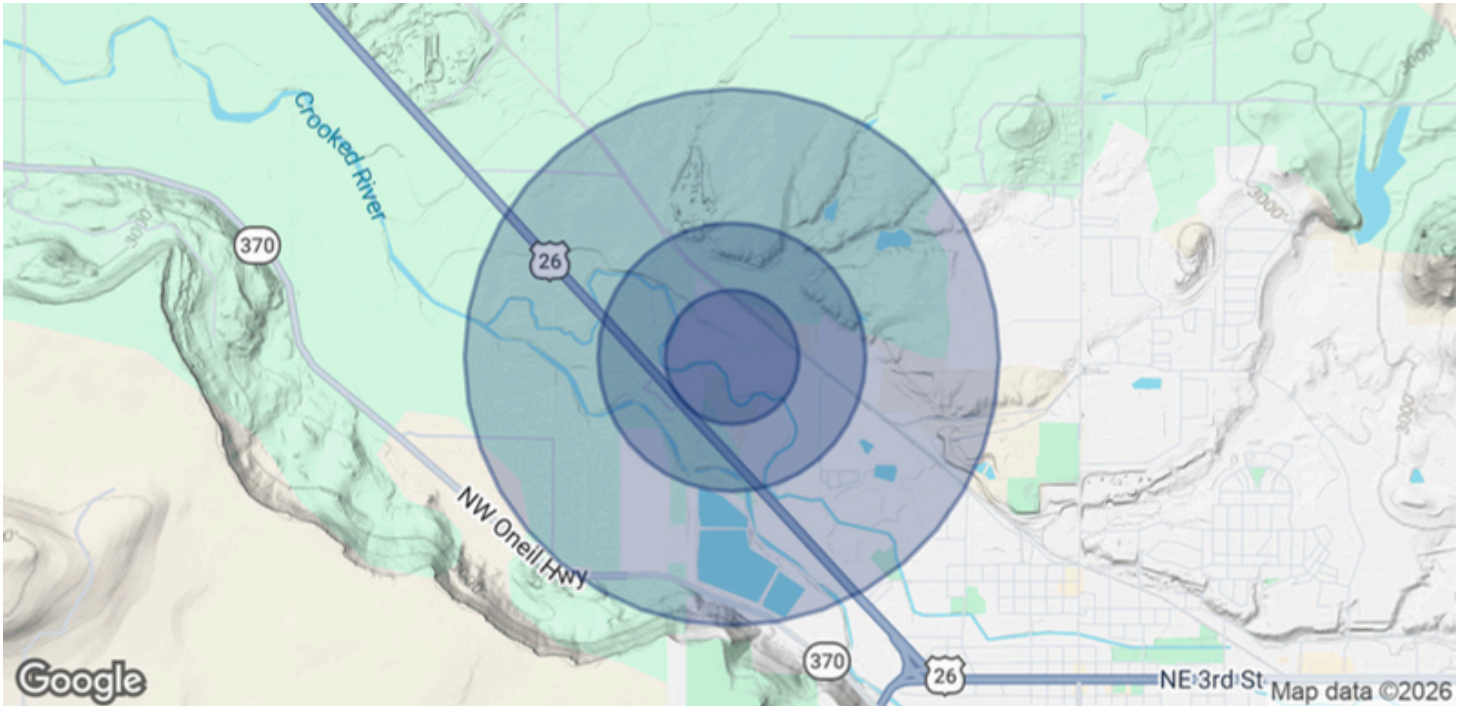
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	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	157	362	1,084
Average Age	42.2	43.2	43.9
Average Age (Male)	49.5	48.6	47.7
Average Age (Female)	41	42.4	43.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	67	154	461
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,916	\$75,480	\$78,033
Average House Value	\$337,110	\$349,843	\$358,878

2023 American Community Survey (ACS)

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