

# FOR SUBLEASE

6,939–13,878 SF | \$0.80/SF/MO. NNN

## Newer Prineville Industrial Building

3525 SW Empire Dr., Suite 180, Prineville, OR 97754



### PROPERTY DETAILS

<b>Suite 180:</b>	6,939-13,878 SF (plus 10,285 SF of outdoor storage)
<b>Sublease Rate:</b>	\$0.80/SF/Mo. NNN
<b>Sublease Exp.:</b>	December 14, 2026
<b>CAMs:</b>	Est. at \$0.25/SF/Mo.
<b>Zoning:</b>	Light Industrial (M1)

### HIGHLIGHTS

- Industrial building with large open warehouse, four private office and two private restrooms
- Over 10,000 SF of fenced outdoor storage
- (4) 14' roll-up drive-in doors
- (5) Reznor heaters
- 3 phase, 200 amp power

Dan Kemp, CCIM | Jay Lyons, SIOR, CCIM  
Emilio Tiscareno, Broker

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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