

**FOR SALE**

**3.31 AC | \$2,000,000**

# Prominent Juniper Ridge Industrial Site at Strategic Roundabout

20895 Cooley Rd, Bend, OR 97701



**LOT ZONED FOR A WIDE RANGE OF USES**



**LES SCHWAB TIRES HEADQUARTERS**



**PACIFIC POWER SERVICE CENTER & TRAINING FACILITY**

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**FOR SALE**

**\$2,000,000**

# Prominent Juniper Ridge Industrial Site

## PROPERTY DESCRIPTION

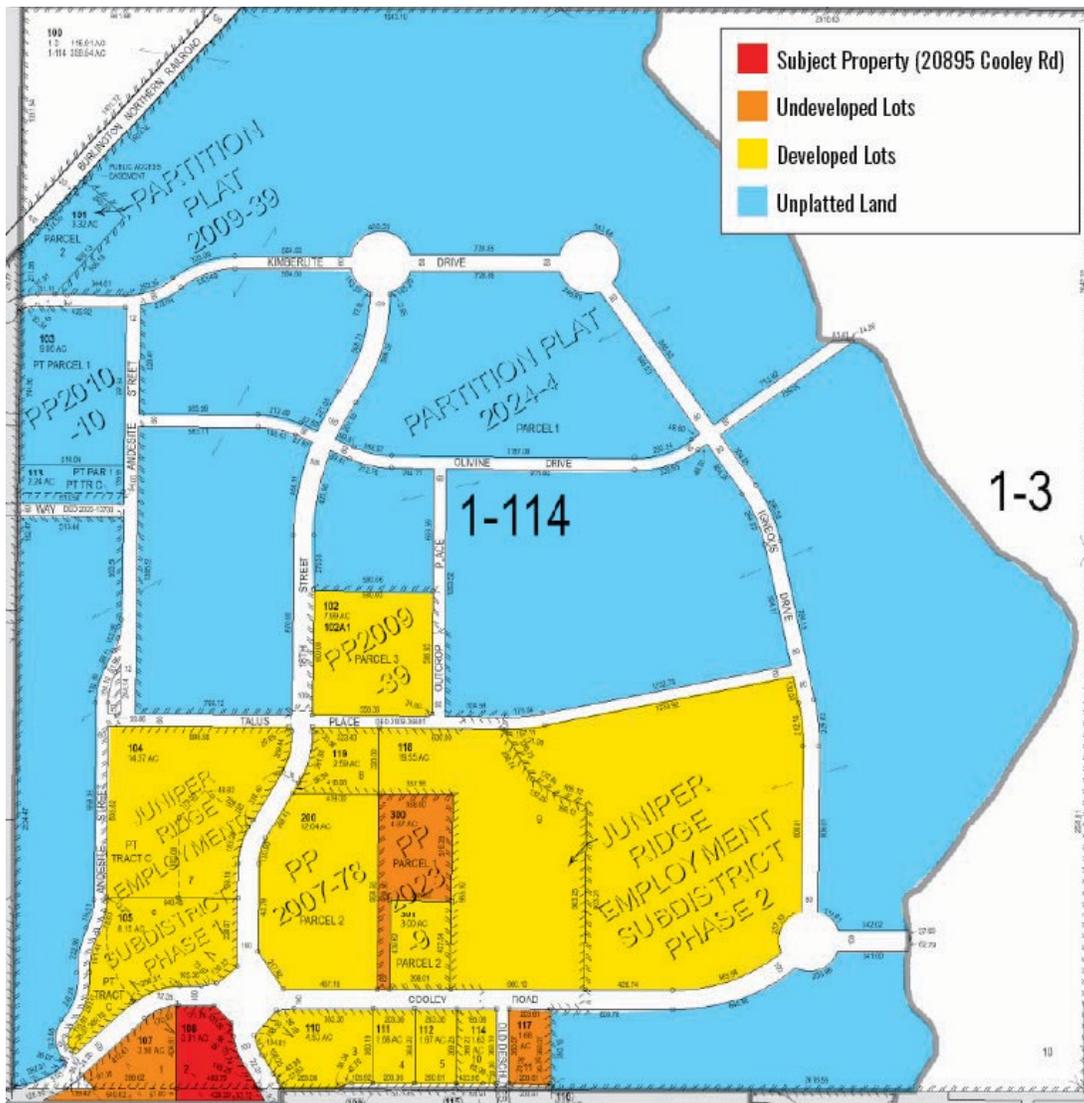
The offering consists of a 3.31-acre development site at the heart of Juniper Ridge, a 500-acre master-planned industrial and business park located in northeast Bend. The property occupies a prominent gateway position with immediate access from the newly constructed Cooley Road interchange, providing strong exposure and efficient connectivity to Highway 97 and the Bend Parkway. All major utilities—including city water and sewer, power, natural gas, and telecommunications—are available to the site.

The Juniper Ridge Overlay expands upon standard Light Industrial zoning, allowing for a wider range of commercial and light industrial uses than typically permitted in Bend. This flexibility supports a variety of development strategies for both owner-users and investors.

## Outright permitted uses include:

- Recreational facilities (e.g., gyms, athletic club, pickleball)
- Offices
- Personal and professional services under 10,000 SF, such as coffee shops, delis, dry cleaners, barber shops, salons, copy centers, banks, financial institutions, etc.
- Childcare centers

Located within Bend's Enterprise Zone, the property may qualify for property tax abatement programs, further enhancing its development potential. Surrounded by significant employer growth and major public infrastructure investment, the site offers a compelling opportunity to establish a presence in one of Central Oregon's most active and expanding employment districts.



## PROPERTY DETAILS

**Sale Price:** \$2,000,000  
**Lot Size:** 3.31 Acres  
**Price/SF:** \$13.87  
**Zoning:** Light Industrial (IL)  
Public Facility (PF)

## PROPERTY HIGHLIGHTS

- **3.31-acre lot** at the heart of Juniper Ridge
- **Fully improved** with water, sewer, power, gas, and telecom to site
- **Permissive zoning** with a wide range of commercial, service, and recreational uses allowed outright
- **Located in the Enterprise Zone**, offering eligibility for property tax abatements
- **Excellent visibility and access** via the new Cooley Road interchange
- **Surrounded by significant new development**, including the \$130M Bend Public Works campus and the \$200M Serán Bioscience expansion, and multiple architect-designed new buildings
- Well-suited for an **owner-user, investor, or developer** seeking a premium location in a strategic and fast growing location
- Strategic access to lot from **NE 18th St** and **NE Cooley Rd**
- Property/easement lines are approximate

## JUNIPER RIDGE MAP



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SERÁN BIOSCIENCE EXPANSION



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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