

# FOR LEASE

**3,920 SF | \$1.20/SF MO. NNN**

## Large Warehouse Space off Empire Avenue

20551 Builders St., Suite B, Bend, OR 97701



### PROPERTY DETAILS

<b>Suite B:</b>	3,920 SF
<b>Lease Rate:</b>	\$1.20/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.25/SF/Mo.
<b>Zoning:</b>	Light Industrial (IL)
<b>Availability:</b>	After a three-week notice to current tenant

### HIGHLIGHTS

- Suite B is 3,200 SF of open warehouse space and 720 SF of office, showroom, and mezzanine space
- 14' motorized roll-up door
- 200-amp 3-phase power
- Easy access to Highway 97/Bend Parkway via Empire Avenue

**Pat Kesgard, CCIM | Kristie Schmitt, CCIM**

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

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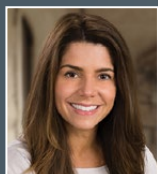
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