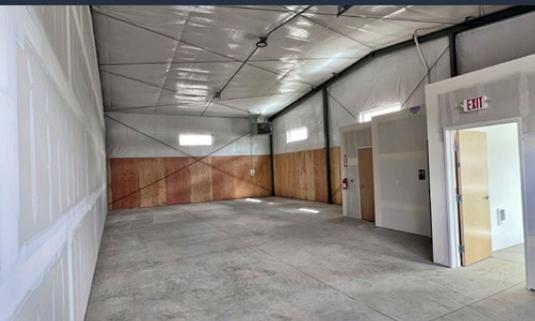


# FOR LEASE

1,650 SF | \$1.18/SF/MO. NNN

## New Industrial Construction in Tumalo

64415 Strickler Ave., Bend, OR 97701



### PROPERTY DETAILS

**Suite 110:** 1,650 SF  
**Lease Rate:** \$1.18/SF/Mo. NNN  
**CAMs:** Est. at \$0.26/SF/Mo.  
**Bldg. Size:** 6,600 – 26,400 SF  
**Parking:** 56 onsite spaces  
**Date Avail.:** June 2026

### HIGHLIGHTS

- Brand new construction located in Tumalo
- 14' roll up doors
- Office and restroom in each unit
- 18' peak ceiling height
- Excellent access to Hwy 20
- Zoned Tumalo Industrial District (TUI)

**Luke Ross, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

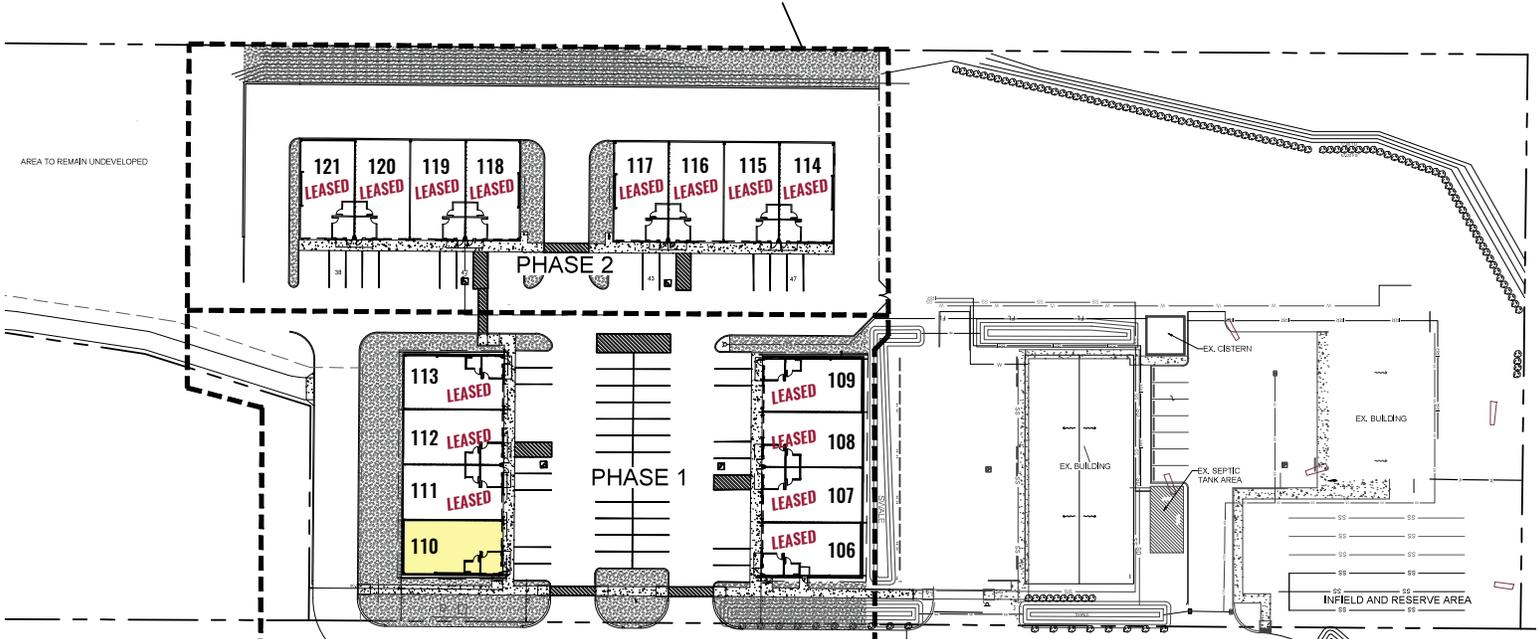
# FOR LEASE

1,650 SF | \$1.18/SF/MO. NNN

## New Industrial Construction in Tumalo

64415 Strickler Ave., Bend, OR 97701

### SITE PLAN



Broker is 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.



**Luke Ross**  
Broker  
Cell 541.480.6144  
lross@compasscommercial.com

**COMPASS**  
COMMERCIAL

**REAL ESTATE**  
SERVICES