

FOR LEASE 
INDUSTRIAL WAREHOUSE/FLEX SPACE 

HIGH DESERT INDUSTRIAL PARK

2561 NE 4th Street | Bend OR 97701



SUITE:#130 BUILDING:#1-2 TOTAL RSF:3,344+/-RSF LEASE RATE: \$1.15/RSF+\$0.33/NNN

- High Desert Industrial Park is one of Bend's newest Parks within the NE Corridor of Bend
- 7 buildings totaling 127,000+/-SF | LAND: 7.25 ACRES | ZONED: IL (Light Industrial)
- Flexible Floor Plan loaded with lots of amenities including Dock-High w/auto leveler
- Centrally located due south of 4th Street & Butler Market across from Big Foot Beverages
- Excellent access to Bend Parkway/Highway 97 North & Southbound
- Grade level and Dock-High doors available 12'-14' roll-ups
- Professionally landscaped, Monument Signage

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HIGH DESERT INDUSTRIAL PARK OVERVIEW:

This award-winning complex occupies over 127,000 SF on 7.25 acres. This project features seven (7) modern designed buildings within the industrial park. Lease space ranges from 1,667 +/- SF to 26,674 +/- SF (an entire building). Excellent parkway visibility and access.

- Terrific on/off access, easy for trucks and autos
- Great north-south connectivity
- Well suited to high profile industrial businesses with retail showroom opportunities
- Steel roofs and siding, generous masonry and wainscoting
- Fully landscaped
- Plenty of paved parking (187 total spaces)
- Great visibility from Hwy 97 North & South

SUBJECT SUITE #130 OVERVIEW

- 200 Amp Electrical Service
- Two (2) Man Door Entry points
- One (1) 12' Roll-up Door Access
- Brand New Construction
- Small Office, Restroom, Janitorial Closet w/ full 50-gallon hot water heater.
- Hose bib in the Suite
- 3,344+/-RSF.
- Modern Attractive Industrial Design & Architecture
- Move-In Ready
- IL: Light Industrial Zoning
- Ready for Occupancy

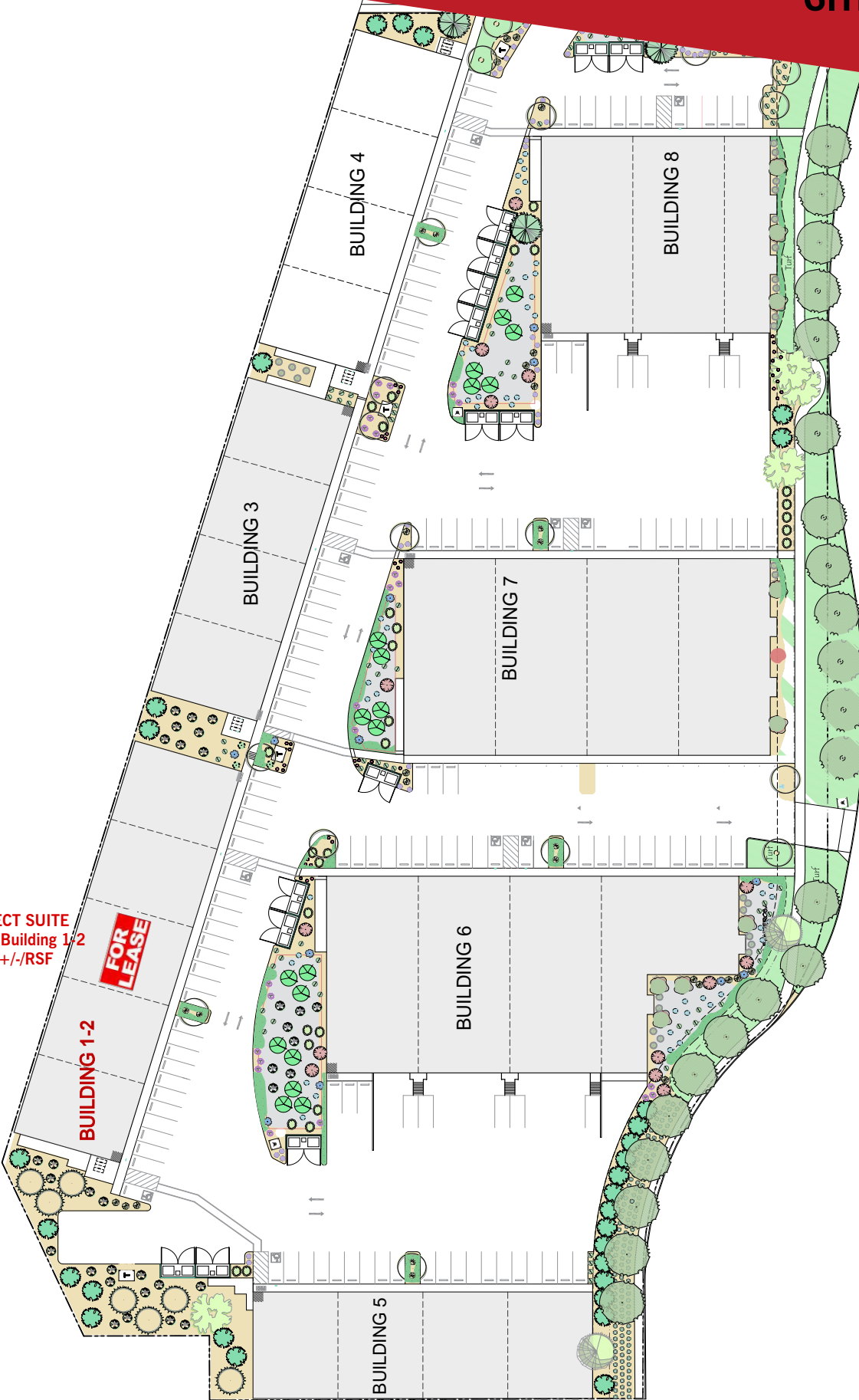


SITE PLAN



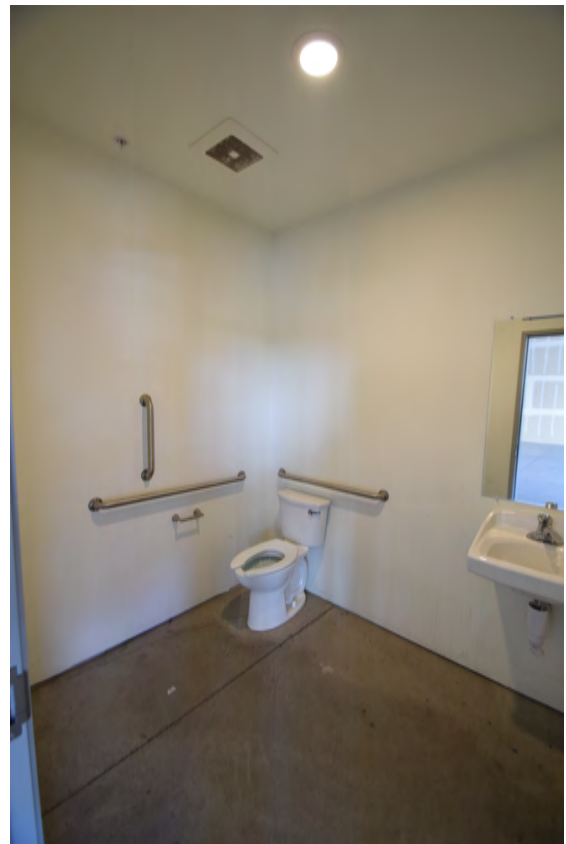
SUBJECT SUITE
#130 Building 1-2
3,344 +/-/RSF

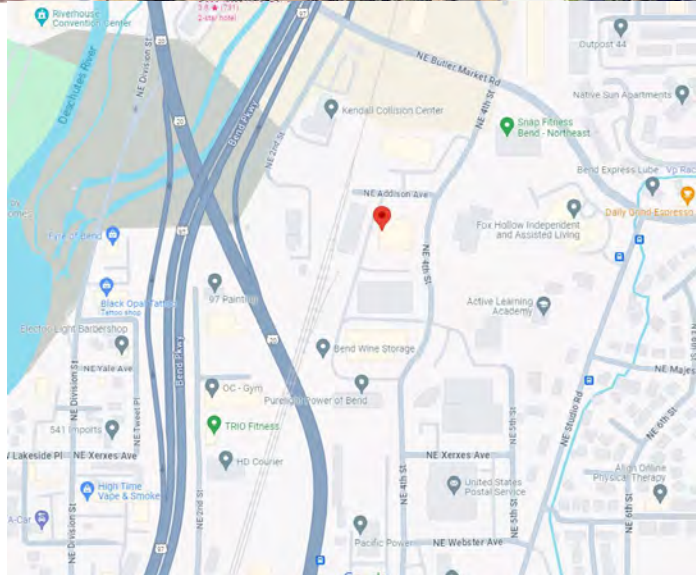
**FOR
LEASE**



NE 4th STREET







Easy access to Bend's Parkway (North Hwy 97) North and Southbound and Business 97 (Third Street).

Quality tenant mix neighborhood surrounded by many long-term Bend staple businesses.

CENTRAL OREGON MARKET OVERVIEW

Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – an accolade no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

240,280

REGIONAL POPULATION

*2019 estimates from
Portland State University*

117,050

REGIONAL LABOR FORCE

*Seasonally adjusted total for Q1 2019
from Oregon Employment Department*

#6

FASTEST POPULATION GROWTH IN THE U.S.

U.S. CENSUS, 2018

WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with approximately 7,000 new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure.

GROWTH

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT.

Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."

—Scott Allan, GM, Hydro Flask

#2

FASTEST JOB GROWTH IN THE U.S.

BLS, 2017

DESCHUTES COUNTY

#1

COUNTY RECEIVING MOST INVESTMENT IN OREGON

SMARTASSET, 2019

TRANSPORTATION



Air



Rail



Freight

Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Portland, Seattle, Los Angeles, San Francisco, Mesa, Phoenix, Salt Lake City, Las Vegas, and Chicago via six carriers (Alaska, Sun Country Airlines, Allegiant, American, Delta, and United.)

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR), and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

AVERAGE COMMUTE TIMES The Central Oregon average commute time is 21 minutes each way, saving the average worker over one work week per year! (*Census.gov 2019*)



TRAVEL TIME/
DISTANCE



CAR



TRAVEL TIME



AIR



- Bend, OR
- Portland, OR • 3 hrs. 13 min./153 mi.
- Medford, OR • 3 hrs. 22 min./173 mi.
- Olympia, WA • 4 hrs. 55 min./269 mi.
- Boise, ID • 5 hrs. 19 min./317 mi.
- Seattle, WA • 5 hrs. 45 min./328 mi.
- San Francisco, CA • 7 hrs. 54 min./491 mi.
- Los Angeles, CA • 12 hrs. 39 min./821 mi.

- Redmond, OR (RDM)
- Portland, OR • 40 min.
- Seattle, WA • 1 hr.
- Salt Lake City, UT • 1 hr. 30 min.
- San Francisco, CA • 1 hr. 40 min.
- Los Angeles, CA • 2 hrs. 10 min.
- Denver, CO • 2 hrs. 15 min.
- Phoenix & Mesa, AZ • 2 hrs. 25 min.
- Chicago, IL • 3 hrs. 40 min.

SERVICES AND INFRASTRUCTURE

Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy, and reliability.

Education



Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

Healthcare



Top quality healthcare is one of the crown jewels of Central Oregon. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.



30 Golf Courses



Miles and Miles of Trails



Thriving Arts and Culture Scene



33 Breweries and Counting



300 Days of Sunshine

#1

**BEST PERFORMING
SMALL CITY THREE
YEARS IN A ROW!**

—MILKEN INSTITUTE, 2016, 2017, 2018

#1

**SMALL CITIES FOR
BUSINESS AND CAREERS**

—FORBES, 2016

BEST

**PLACES TO LIVE
ON \$55,000**

—SMARTASSET, 2017

#8

**BEST PLACES TO LIVE
IN THE U.S.**

—NEW YORK POST, 2016

BEST

MULTI-SPORT TOWN

—OUTDOOR MAGAZINE, 2017