

BEND INDUSTRIAL INVESTMENT PROPERTY

PRICE: \$4,500,000 | CAP RATE: 4.59% | NOI: \$206,760

FOR SALE: 22,567 SF | 63255 JAMISON ST | BEND, OR 97703

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

THE OFFERING



VERSATILE INDUSTRIAL FACILITY IN BEND

This prime industrial property in Bend offers a strong investment opportunity with long-term stability. The 22,567 SF building sits on 1.60 acres in the ME Zone, allowing for diverse uses. Located at the north end of Bend, it provides easy access to major highways. Built in 1997, the property features a fenced yard and an efficient layout.

Now in year seven of a 15-year lease, the property is occupied by Zamp Solar, a leading provider of RV solar charging solutions. The lease includes 2% annual escalations and two 10-year renewal options, ensuring steady income growth. Zamp Solar, a subsidiary of Dometic Mobile Power Solutions, specializes in portable and mountable solar charging systems for RVs and off-grid power. Their strong market presence ensures a reliable tenant with a corporate guarantee. Seller financing or owner occupancy may be available.

With its central location, secure lease, and strong tenant, this property is a high-value investment with stable income and future growth potential.

PROPERTY SUMMARY	Address	63255 Jamison St., Bend, OR 97703
	Building Size	22,567 SF
	Sale Price	\$4,500,000
	Cap Rate	4.59% (6.38% proforma)
	NOI	\$206,760 (\$257,264 proforma)
	NNNs	Estimated at \$0.14/SF/Mo.
	Current Tenant	Zamp Solar Lease expires 2/1/2033
	Year Built	1997
	Lot Size	1.63 Acres
	Zoning	Mixed Employment District (ME)
Parking	47 parking spaces	

INVESTMENT HIGHLIGHTS



ATTRACTIVE INVESTMENT

4.59% cap rate with upside potential through rent escalations



LONG-TERM NNN LEASE

In year 7 of a 15-year lease with 2% annual escalations and two 10-year renewal options



PRIME BEND LOCATION

High-demand industrial market with easy highway access



CORPORATE-BACKED TENANT

Corporate guaranty with an international company



FUNCTIONAL LAYOUT

Includes a fenced yard, large warehouse with 6,500 SF mezzanine, plus upstairs offices and conference room



MINIMAL LANDLORD RESPONSIBILITIES

Limited obligations, including roof, exterior walls, HVAC, sidewalks, and parking lot maintenance



OWNER-USER POTENTIAL

Opportunity to buy out existing lease for future owner occupancy

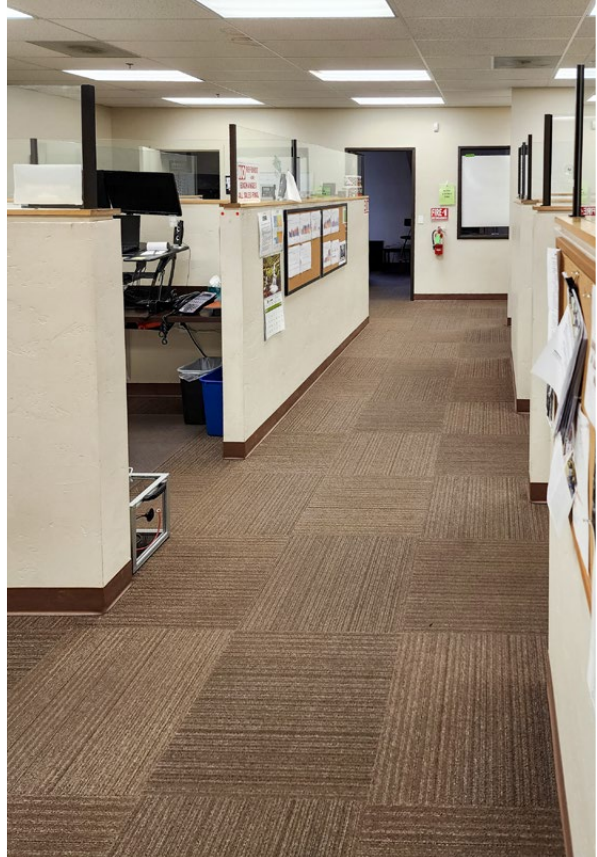
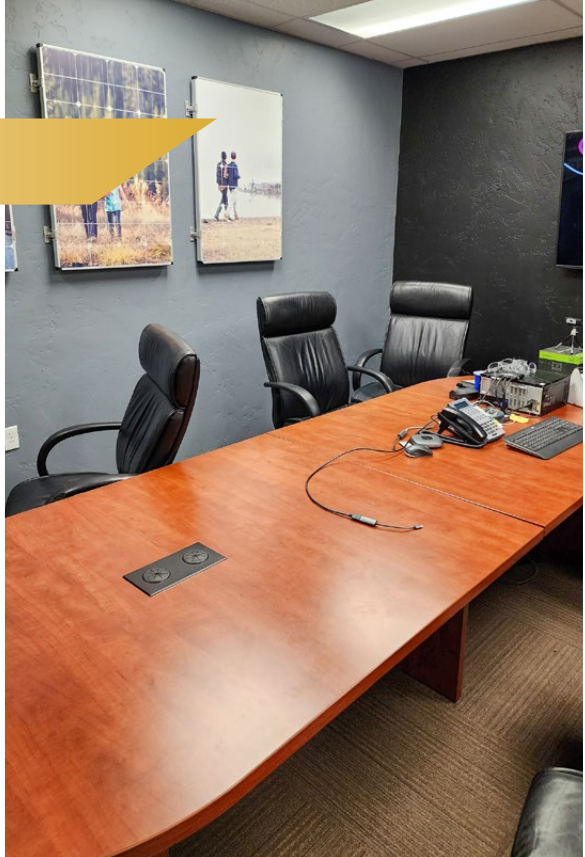


POSSIBLE SELLER FINANCING

Contact listing agent for more information



BUILDING PHOTOS



TENANT SUMMARY



ZAMP SOLAR, a brand under Dometic Mobile Power Solutions, specializes in portable and mountable solar charging systems designed primarily for recreational vehicles (RVs), campers, vans, and overlanding vehicles. Their products enable users to harness solar energy to charge 12-volt batteries, enhancing off-grid adventures with renewable power sources.



Many RVs and campers come "Solar Ready," featuring pre-installed connectors compatible with Zamp Solar systems, simplifying the process of integrating solar power. This feature allows users to easily connect portable panels without extensive modifications.

Zamp Solar's products are recognized for their durability and user-friendly design, making them a popular choice among outdoor enthusiasts seeking reliable solar solutions for their mobile power needs.

ZAMP SOLAR LEASE SUMMARY

Premises	22,567 SF
Lease Expiration	February 1st, 2033
Renewals	Two terms of 10 years
Base Rent	\$17,230/Month
Rent Increases	2%, Annually
Lease Type	Triple Net (NNN) Lease
Use	Industrial
Corporate Lease	Yes
Landlord Responsibilities	Repair and replacement of roof, exterior walls, HVAC, sidewalks and parking lot.

Outdoor Storage: The current NNN lease with Zamptech Sub LLC does not encompass the 10,000 SF fenced yard. This area is currently used by the building owner to store RVs, trailers, and other personal storage items for friends and family. The proforma anticipates an annual rent of \$30,000 per year (MG) for potential tenants in need of outdoor storage. Given the high demand for equipment companies, landscapers, and RV storage in the Bend area, this space presents a valuable opportunity for businesses in these sectors.

PRODUCT RANGE



Portable Solar Kits: Zamp Solar offers foldable panels, such as the 45-watt kit for small applications and the 140-watt kit for larger power needs.

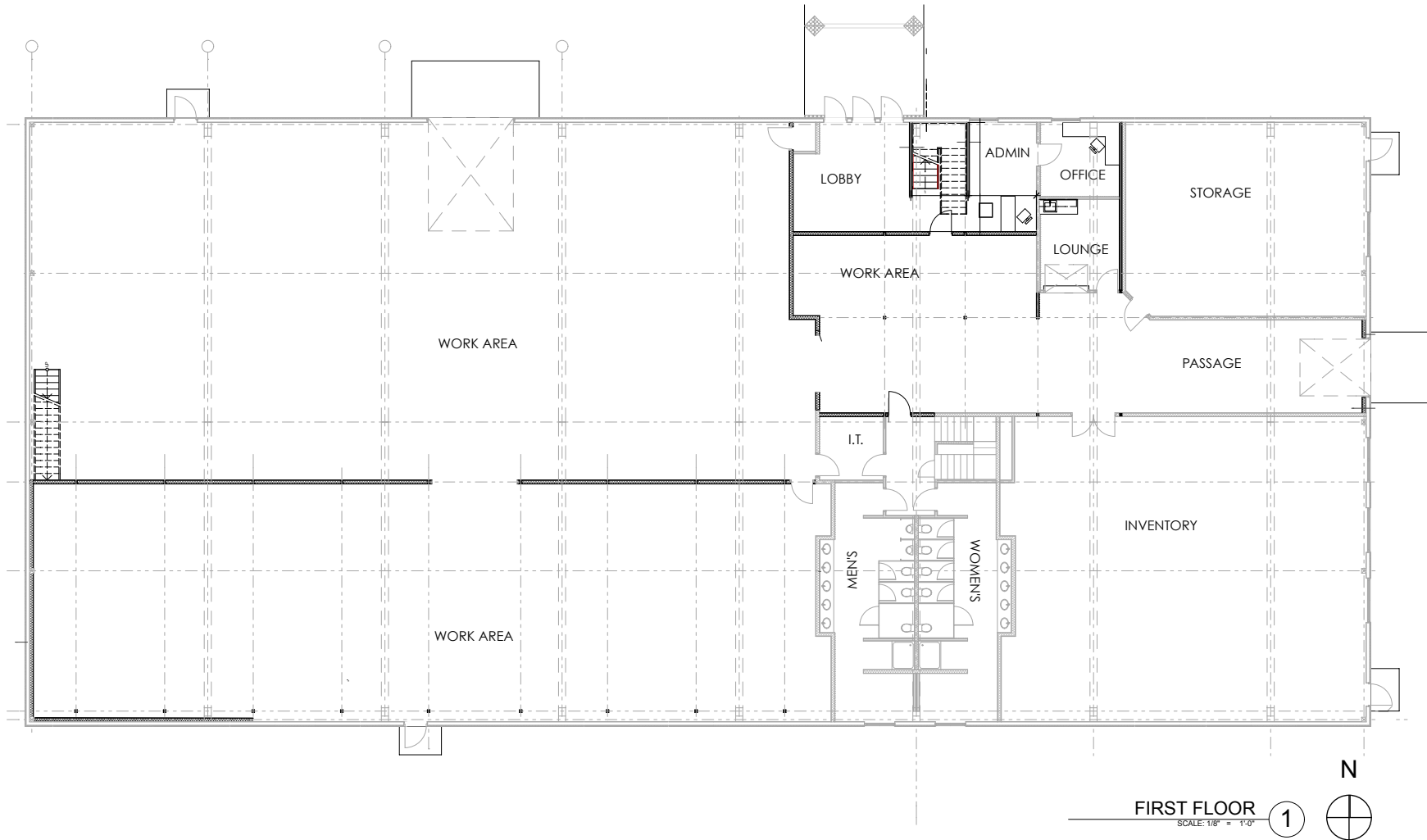


Mountable Solar Kits: They provide roof-mounted kits tailored for specific RV models, including Airstream, Winnebago, and Keystone, as well as universal kits for various applications.

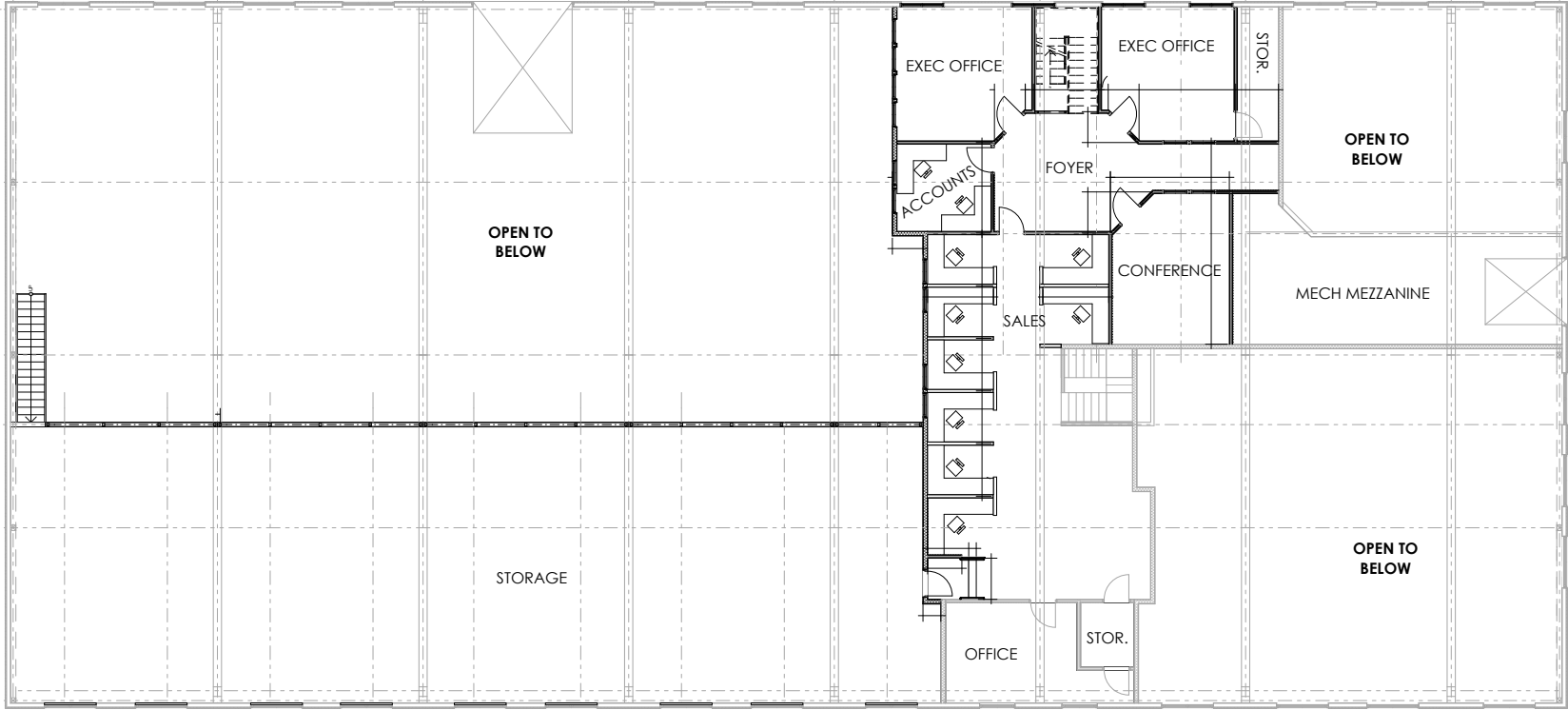


Solar Accessories: Zamp Solar supplies wiring, charge controllers, mounting feet, and other accessories, ensuring users have all they need for effective solar charging.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECOND FLOOR 1
SCALE: 1/8" = 1'-0"

N

NORTH CORRIDOR REROUTE



U.S. 97 is the main north-south highway through the central portion of Oregon, connecting Oregon to California and Washington. U.S. 20 is a primary east-west highway in Oregon. In the Bend area, both highways are primary routes that help local residents commute through town and connect to area shopping, dining, businesses, schools and recreation. The North Corridor Reroute project, which was completed in 2024, included a realignment of U.S. 97, improved intersections, new ramp connections at critical locations to improve local and highway traffic, and pedestrian and bicycle facilities.

These improvements did the following:

- Supported economic vitality
- Reduced traffic volume and speeds at high conflict locations
- Increased freight mobility
- Improved travel time reliability

BEND, OREGON

With a population of 103,254 (2022), Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020



**FASTEST-GROWING
CITY IN THE U.S.**

#2

WalletHub
2020



**HIGHEST JOB GROWTH
IN THE U.S.**

#2

WalletHub
2020

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including 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.

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 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of Sunshine



Miles of Trails



30 Breweries & Counting



Thriving Arts & Culture



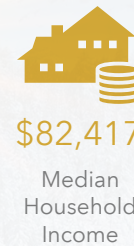
30 Golf Courses

Demographics

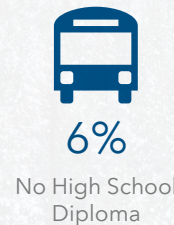
POPULATION



INCOME



EDUCATION



BUSINESS



INDUSTRIAL INVESTMENT PROPERTY

63255 JAMISON STREET, BEND, OR 97703



EXCLUSIVELY LISTED BY:



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Broker

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