



LOCATED IN PRINEVILLE INDUSTRIAL PARK
 QUALITY TENANT MIX OF COMPANIES WITHIN 1 MILE RADIUS



FOR SALE/LEASE
 PRINEVILLE INDUSTRIAL

THE CUT PLANT BUILDING

1941 NW INDUSTRIAL PARK RD PRINEVILLE, OR 97754



DEMOGRAPHIC SUMMARY

200 SE Combs Flat Rd, Prineville, Oregon, 97754
 Drive time of 15 minutes

KEY FACTS



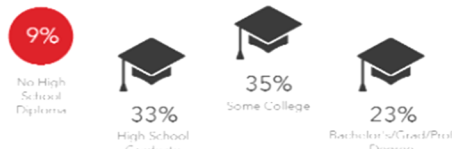
BUSINESS



INCOME



EDUCATION



ANNUAL HOUSEHOLD SPENDING



EMPLOYMENT



OFFERED FOR SALE: \$1,950,000

OFFERED FOR LEASE: \$0.60/RSF CAM: \$0.07/RSF/MONTH

(SINGLE TENANT BUILDING/TENANT RESPONSIBLE FOR ALL MAINTENANCE AND ANY AND ALL SEPARATELY METERED UTILITIES)

- **BUILDING SIZE:** 24,980+/- SQ.FT.
- **ACREAGE:** PARTITION WILL BE REQUIRED WITH COSTS PAID BY SELLER/ CONTINGENT ON FINAL PLAT.
- **ALSO FOR SALE:** 2.86/ACRES HEAVY INDUSTRIAL ZONED LAND (M-2) IN PARK-EASTERLY PORTION

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Information is from sources deemed reliable but not warranted or guaranteed. Subject to change without further notice.

PROPERTY OFFERING INFORMATION

Manufacturing/Warehouse Building

SUBJECT BUILDING: 24,980+/- Square Feet

SALE PRICE: \$1,950,000

LEASE TYPE: NNN – CAM: \$.07/RSF/PER MONTH
Tenant pays all maintenance and any separately metered utilities
(CAM includes Property Taxes, Insurance, Water & Sewer)

LEASE RATE: \$0.60/RSF (Additional Spaces For Lease)

CUT PLANT BUILDING AMENITIES:

- 750 KVA Transformer-Enormous amount of Power Available
- Upgraded Fire Suppression System
- Potential Rail Spur
- Open Warehouse w/Office Area
- Large Breakroom/Lunchroom
- One (1) 14'x14" Roll-Up Doors
- Two (2) 12'x10 Roll-up Doors
- One (1) 28'x14' Roll- Up Door
- Restroom
- Ready for Immediate Occupancy
- Excellent Opportunity for Owner/User to Own Building

