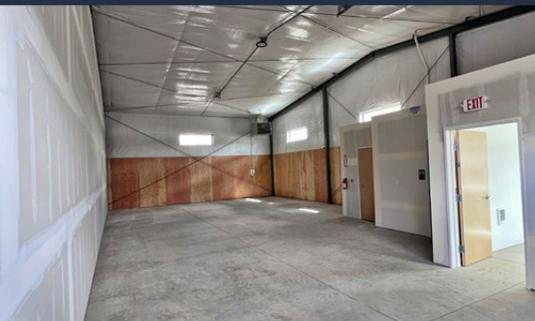


# FOR SUBLEASE

1,650-6,600 SF | \$1.18/SF/MO. NNN

## New Industrial Construction in Tumalo

64415 Strickler Ave., Bend, OR 97701



### PROPERTY DETAILS

<b>Suite 112:</b>	1,650 SF
<b>Building 5:</b>	6,600 SF <i>(Sublease through May 31, 2028)</i>
<b>Lease Rate:</b>	\$1.18/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.26/SF/Mo.
<b>Bldg. Size:</b>	6,600 – 26,400 SF
<b>Parking:</b>	56 onsite spaces

### 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

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

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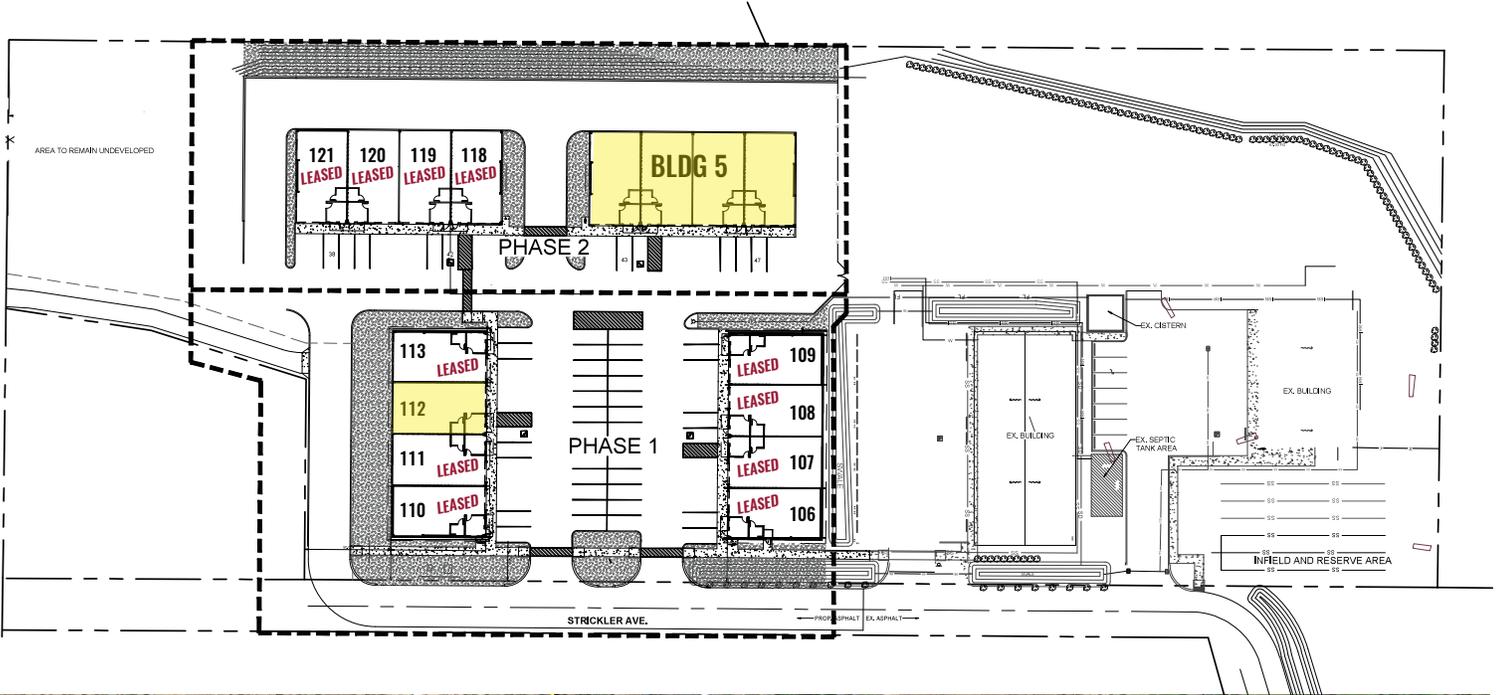
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### SITE PLAN



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.



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