

FOR LEASE
INDUSTRIAL WAREHOUSE SUITE



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MURRAY ROAD INDUSTRIAL CENTER

20495 Murray Road | Bend OR



Lease Rate: \$1.15/SF/Mo + NNN

- SUITE: #135 3,045+/- RSF (Warehouse/Office/ADA Restroom)
- Zoning: Industrial Light (IL)
- CAMS: Estimated at \$0.24/SF/Mo
- Immediate Occupancy Available (Subject to demising wall with Suite #130)
- Shared Dock-High
- Two (2) Man Door Four (4) Points of Entry
- 14' Overhead Roll-up to West & 10' Overhead Roll-up to East
- Three Phase 480v electrical service with 200 amps of service



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REAL ESTATE ADVISORS

With you every square foot of the way

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SUITE #135 DETAILS 3,045+/- RSF

- Construction is pre-engineered metal building on a 10" thick concrete floor
- Warehouse portion of the suite measurements estimated:
 - Eastern wall clear height is 17.3 +/- at eave and slopes up
 - West clear height is 23.11 ft
- Natural Gas Heat, fiber-optics cabling to building
- Manufacturing, Production, Warehouse Use
- Easy access to north and southbound Highway 97
- Visibility from Bend Parkway (Highway 97)
- 131 total shared parking stalls/approximately 1 stall per every 840/RSF
- Building size: 110,000+/- SF per county/ 5.68+/- Acres Zoned IL (Light Industrial)

