



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



**FOR LEASE**  
 PRINEVILLE INDUSTRIAL

**INDUSTRIAL PARK BUILDINGS**  
 1839 NW INDUSTRIAL PARK RD | PRINEVILLE, OR 97754



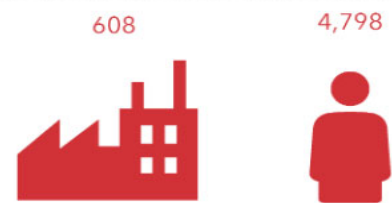
**DEMOGRAPHIC SUMMARY**

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

**KEY FACTS**



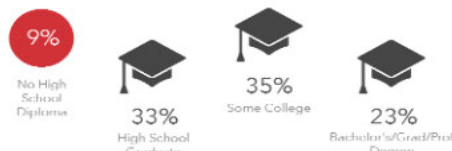
**BUSINESS**



**INCOME**



**EDUCATION**



**ANNUAL HOUSEHOLD SPENDING**



**EMPLOYMENT**



**AVAILABLE FOR LEASE:** BUILDING 1: 13,460+/- RSF \$0.60/RSF Modified Gross (MG)  
 BUILDING 2: 9,625+/- RSF \$0.45/RSF Modified Gross (MG)

**DAN STEELHAMMER, BROKER**

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



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## PROPERTY LEASE OFFERING INFORMATION

### Manufacturing/Production with ample Warehouse Space

**BUILDING 1:** 13,460+/- RSF  
**LEASE TYPE:** Modified Gross Lease (MG)  
 Tenant pays prorate share of taxes, insurance, Sewer/Water  
 (Currently under \$0.05/per SF).  
**LEASE RATE:** \$0.60/RSF

#### Building 1 Amenities:

- Three (3) Phase High Voltage Power
- Fully Sprinkled (Wet Fire Suppression System)
- Potential access to High Loading Dock & Portable Dock
- Racking System in Place, More Racks Available
- Office & Clean Room Spaces, Some Air-Conditioned
- Two (2) 950,000 BTI Gas Heaters Landlord Maintains
- Restroom
- Walk-In Cooler (Landlord makes no representation or warranty)
- Break Room

\*\*No Hemp. No Marijuana. No Bitcoin.

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### Warehouse Space

**BUILDING 2:** 9,625+/- RSF  
**LEASE TYPE:** Modified Gross Lease (MG)  
 Tenant pays \$212.00/month Taxes, Ins. + Electric & Gas  
**LEASE RATE:** \$0.45/RSF

#### Building 2 Amenities:

- 100 Amps of Power
- Warehouse Space with Racking in Place
- Not Sprinkled, No Restroom, No Office: Warehouse Space Only
- 2 Forklift Doors, Possible to increase to Large Roll-up or Sliding Doors
- Up to 1,200+/- SF of Office Space Available in separate but adjacent Office Bldg.
- Potential Access to Loading Dock

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