

CONDOS FOR SALE: 1,440-1,560 SF

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FALCON STORAGE CONDOS – LIMITED UNITS AVAILABLE
Fully Insulated Storage Condos with Custom Upgrades Available



FALCON STORAGE CONDOS | 20485 NE FUNNER PL | BEND, OR 97701



FALCON STORAGE CONDOS



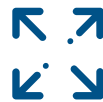
VERSATILE STORAGE

Perfect for RVs, boats, or hobby shops



HIGH CLEARANCE

Spacious 14' roll-up doors and 18'-20.5' ceilings



RANGE OF SIZES

Units from 1,440-1,560 SF available (see page 6)



CLUB AMENITIES

Clubhouse with showers, kitchenette, and media center



DURABLE FLOORS

Reinforced concrete floors built to handle heavy loads



CLIMATE CONTROLLED

Fully insulated and climate controlled for year-round comfort



ENHANCED SECURITY

Fully fenced with security cameras throughout



ONSITE FACILITIES

RV dump station and air station for added convenience



AVAILABLE OPTIONS:

\$475,000
1,440 SF CONDO

\$495,000
1,550 SF CONDO

8 UNITS ALREADY SOLD!

STANDARD FINISHES & FEATURES

What Comes Standard with Your Falcon Storage Condo



SMART GARAGE OPENER

Seamlessly control access to your unit.



INSULATED OVERHEAD DOOR

Includes a panel of transom windows for natural light.



VTAC HEATING AND COOLING SYSTEM

Efficiently designed to ensure year-round comfort.



PLUMBING ROUGH-IN

Ready for bathroom build-outs in the rear corner, customized to your needs.



ELECTRICAL POWER

125 amps of power, with a 50amp RV plug conveniently located at the rear.



SHARED RV DUMP STATION

Accessible near the clubhouse for added convenience.



SECURITY FEATURES

24-hour gated access with key card or code entry. CCTV monitoring owned by the HOA, managed by the property manager.



SHARED CLUBHOUSE AMENITIES

Bathrooms, showers, meeting space, and a kitchenette for owners to enjoy.



STANDARD CONDO EXAMPLE FROM OTHER LOCATION



CUSTOM UPGRADE OPTIONS

*Take Your Space to the Next Level
with These Popular Upgrades!*



BATHROOMS

Utilize the pre-installed plumbing rough-ins to create a private bathroom.



EPOXY FLOORS

Durable and easy to clean, ideal for heavy-duty use.*
*Already included in units 118-136



MEZZANINES

Expand storage with a steel or wood-framed mezzanine — adding inexpensive square footage to your space.



LIGHTING UPGRADES

Brighten your space with advanced lighting options.



LARGE INDUSTRIAL FANS

Improve airflow with high-quality, large-scale ceiling fans.



BUILT-IN TOOL CABINETS

Streamline your workspace with custom storage solutions.



A/V PACKAGES

Add entertainment or functional sound systems.

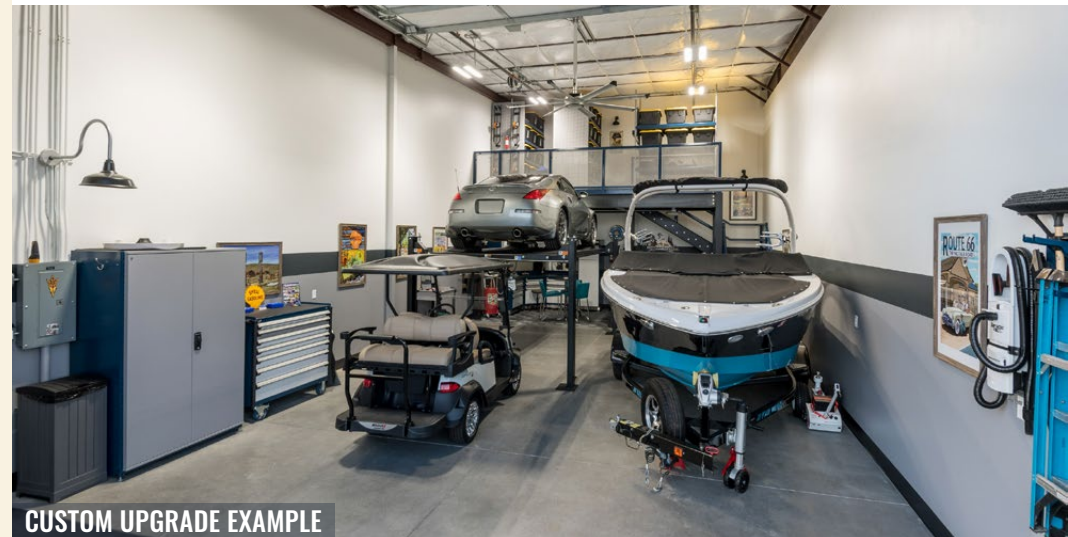


CAR LIFT OR EV CHARGING STATION

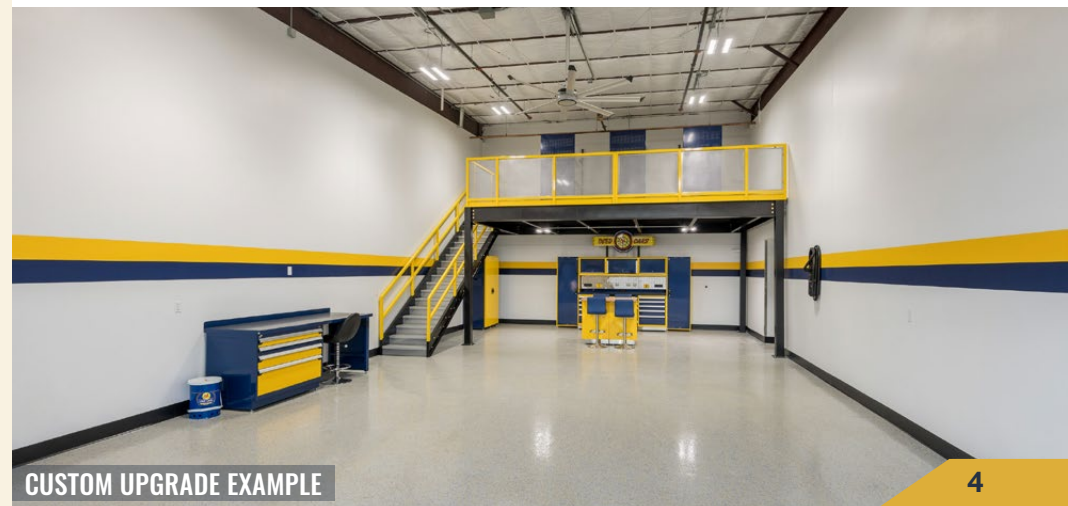
Take advantage of the ample power supply to install lifts, chargers, or other equipment.



CUSTOM UPGRADE EXAMPLE



CUSTOM UPGRADE EXAMPLE



CUSTOM UPGRADE EXAMPLE

RESERVE YOUR CONDO: HOW IT WORKS

*Interested in owning a Falcon Storage Condo?
Here's a step-by-step look at how to reserve your unit.*

1

RESERVE YOUR UNIT

- Secure your preferred unit by signing a Reservation Agreement and submitting a refundable deposit.
- Units are released in groups of four and available on a first-come, first-served basis.

2

ESCROW PROTECTION

- All reservation deposits are securely held in escrow and remain fully refundable until the Purchase and Sale Agreement (PSA) is signed.

3

TRANSITION TO PURCHASE AND SALE AGREEMENT (PSA)

- As construction milestones are reached, buyers will receive at least 15 days' notice to review and sign the PSA. Reservation funds will be applied to your purchase price at that time.

4

CONFIRM YOUR UNIT

- Once both parties sign the PSA, your unit is officially secured. Our team will provide ongoing updates on project progress and estimated delivery timelines.

ESTIMATED CONSTRUCTION TIMELINE

- ✓ **FEB. 10, 2025**
Slab Pour
- ✓ **AUG. 8, 2025**
Asphalt Paving
- **DEC. 31, 2025**
Building Core
Construction Complete
- **DEC. 4, 2025**
Landscape Completion
- **MAR. 26, 2026**
Certificate of Occupancy

AVAILABLE CONDOS



2 UNITS AVAILABLE

\$495,000

1,560 SF CONDO

25'-4 3/4" X 58'-11 3/4"



2 UNITS AVAILABLE

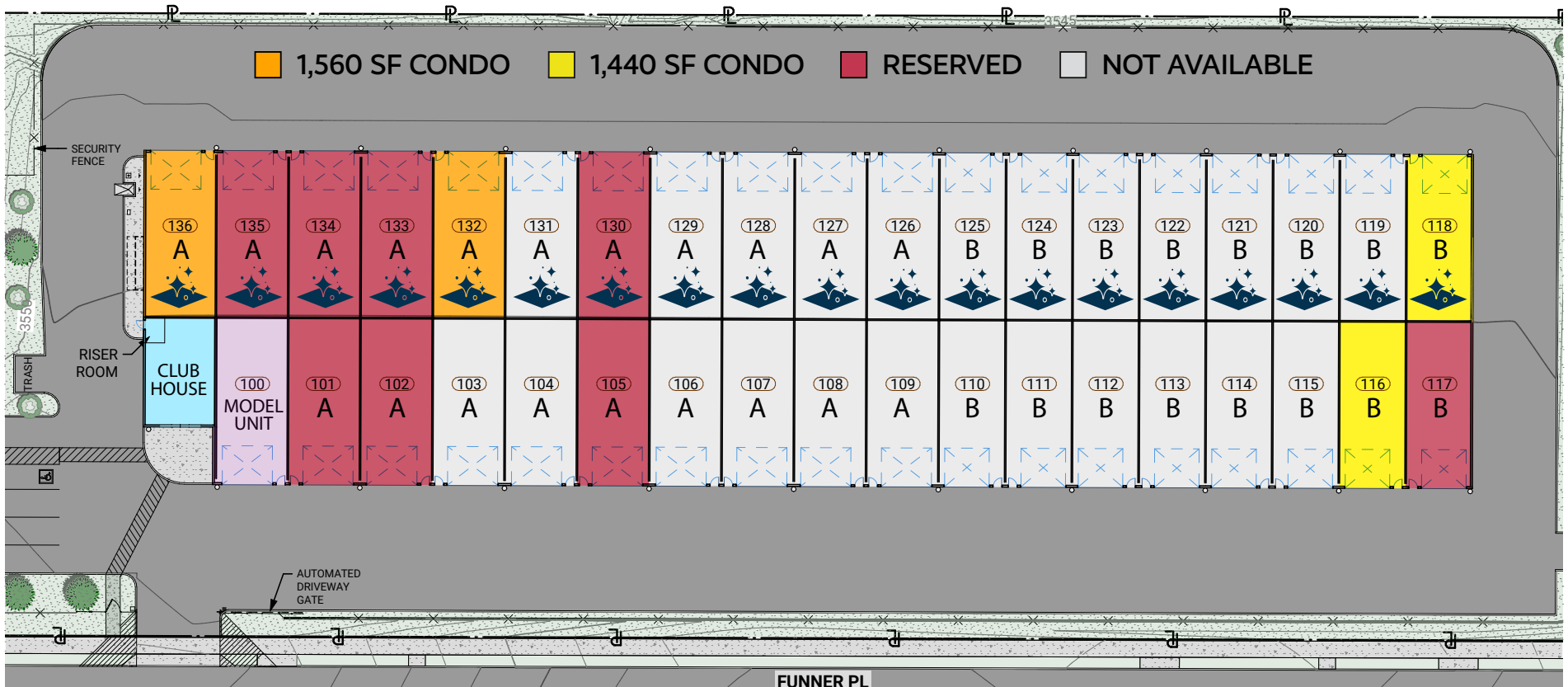
\$475,000

1,440 SF CONDO

23'-4 3/4" X 58'-11 3/4"



UNITS 118-136 FEATURE
EPOXY FLOORING AND
AN ADDITIONAL 2 1/2
FT. OF CEILING HEIGHT



LOCATION





EXCLUSIVELY LISTED BY:

FALCON STORAGE CONDOS | 20485 NE FUNNER PL | BEND, OR 97701

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