

FOR LEASE

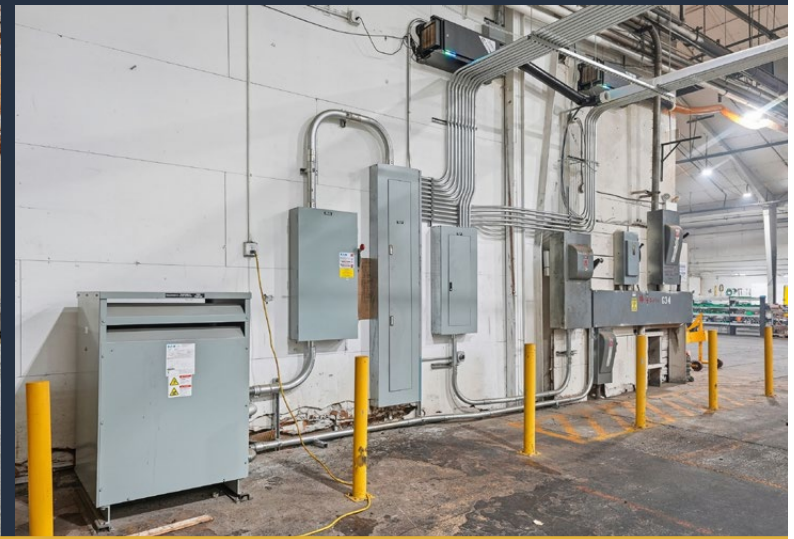
6,410-50,000+ | \$0.50/SF/MO. NNN

**Flexible Heavy Industrial Space
with Abundant Power**

1948 N Main St., Prineville, OR 97754



35' CLEAR HEIGHTS, TRUCK ACCESS & OUTDOOR STORAGE



Pat Kesgard, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

\$625,000

Flexible Industrial Space with Abundant Power

PROPERTY DETAILS

| | |
|----------------------|------------------------|
| Avail. Space: | 6,410 – 50,000+ SF |
| Lease Rate: | \$0.50/SF/Mo. NNN |
| CAMs: | Est. at \$0.15/SF/Mo. |
| Bldg. Size: | 250,000 SF |
| Lot Size: | 50 Acres |
| Year Built: | 1995 |
| Zoning: | Heavy Industrial (M-2) |

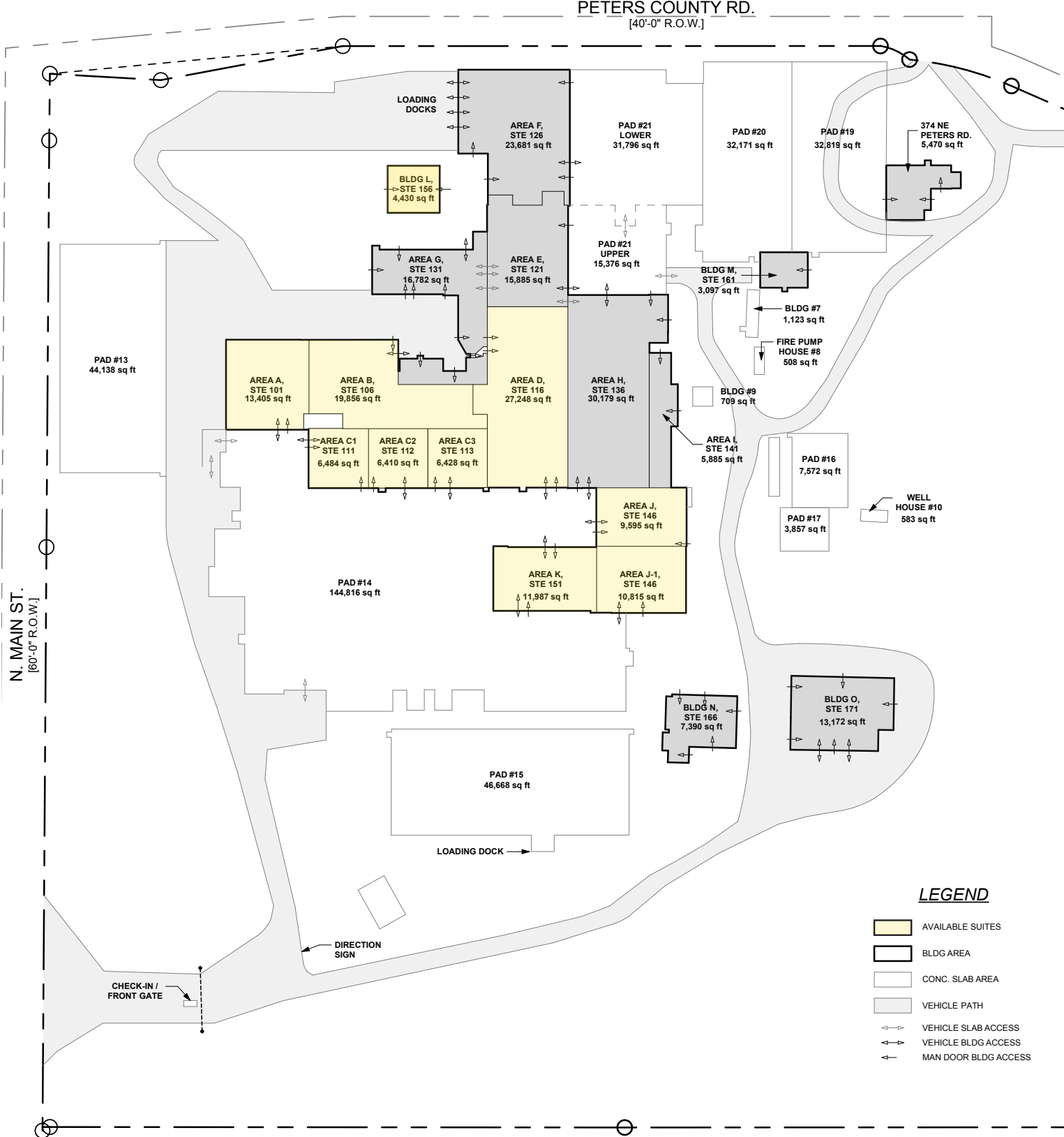
HIGHLIGHTS

- Significant power capacity suitable for manufacturing and industrial operations
- 35-foot clear ceiling heights
- Fully updated dry fire sprinkler system
- New energy-efficient lighting throughout
- Extensive truck circulation and maneuvering areas
- Outdoor concrete pad storage available at \$0.10/SF/Month
- Flexible suite configurations to accommodate future growth
- Fully fenced industrial campus



SITE PLAN

(Available suites indicated in yellow)



LEGEND

- AVAILABLE SUITES
- BLDG AREA
- CONC. SLAB AREA
- VEHICLE PATH
- VEHICLE SLAB ACCESS
- VEHICLE BLDG ACCESS
- MAN DOOR BLDG ACCESS

FOR LEASE

1948 N Main St., Prineville, OR 97754



Brokers are 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.



Pat Kesgard, CCIM

Principal Broker

Cell 541.350.8900

pkesgard@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES