

# FOR SALE

4.6 AC | \$1,853,478

## Rare Heavy Industrial Lot in Redmond

265 NE 11th Street, Redmond, OR 97756



### PROPERTY DETAILS

Sale Price:	\$1,853,478
Lot Size	4.60 Acres
Price/SF:	\$9.25/SF
Zoning:	Heavy Industrial (M2)

### HIGHLIGHTS

- Frontage on \$38.3 million Eastside Arterial Project which will extend and improve 9th Street from Hemlock to Veterans Way
- Good access to Hwy 97 and Hwy 126
- All utilities to property or in street
- Seller would also construct and lease a building up to 40,000 SF
- Property is across the street from the new Amazon delivery station

**Bruce Churchill, Principal Broker**

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

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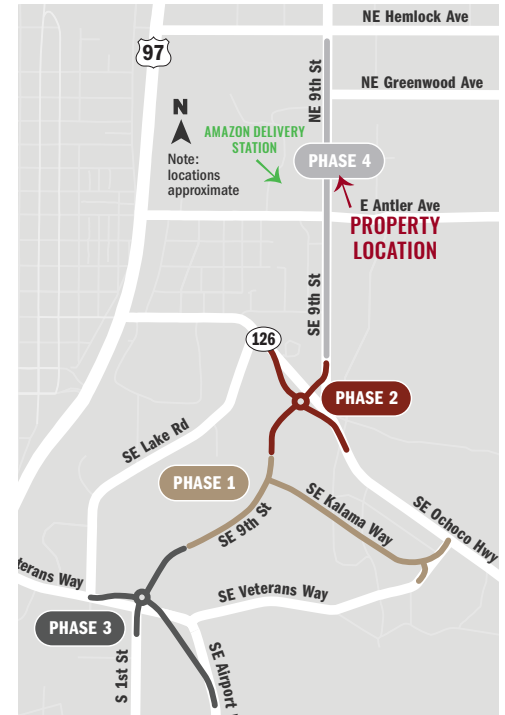
### EASTSIDE ARTERIAL PROJECT

Construction is now underway on Redmond's transformative \$38.3 million Eastside Arterial Project. This major public investment is building a new north-south arterial connection, two modern roundabouts, and upgraded multimodal corridors that will re-shape mobility and accelerate growth on Redmond's east side.

#### Key benefits include:

- Faster alternative access to U.S. Highway 97
- Improved connectivity to Redmond Municipal Airport and industrial hubs
- Smoother freight circulation and reduced congestion
- Significant infrastructure upgrades with bike lanes, sidewalks, and safer intersections
- Increased development potential across the entire eastside business district

Once complete, the arterial will dramatically enhance the value, visibility, and accessibility of surrounding industrial properties.



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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