

# INDUSTRIAL OWNER-USER OR LEASE OPPORTUNITY

FOR SALE: ~~\$4,395,000~~ | FOR LEASE: \$0.95/SF/MO. NNN | BLDG SIZE: 22,567 SF

**NEW SALE PRICE: \$4,295,000**

63255 JAMISON ST | BEND, OR 97703

**COMPASS**   
COMMERCIAL **REAL ESTATE SERVICES**

# THE OFFERING



## INDUSTRIAL OWNER-USER OR LEASE OPPORTUNITY

This versatile industrial facility in Bend offers an excellent opportunity for an owner-user seeking a functional, well-located building with long-term flexibility. The 22,567 SF building on 1.63 acres is situated in the ME Zone, supporting a wide range of employment, industrial, and service uses. Located at the north end of Bend, the property provides convenient access to major highways, a secure fenced yard, and an efficient warehouse and office layout.

The building becomes available on **April 1, 2026**, creating strong potential for companies planning ahead for relocation or expansion. With high-clearance warehouse space, a 6,500 SF mezzanine, multiple private offices, and conference areas, the property is well suited for light manufacturing, production, wholesale distribution, warehouse operations, industrial services, and contractor or field-service users needing yard storage.

ME zoning permits uses such as manufacturing and production, warehouse and distribution, wholesale sales, industrial service, commercial storage, and production-office users including IT, biotech, and hardware development, offering exceptional versatility for a variety of business types.

With its strategic location, functional improvements, and rare availability in Bend's constrained industrial market, this property presents a valuable opportunity for an owner-user seeking long-term control of a high-quality industrial facility. **63255 Jamison St offers strong operational utility and future growth potential and owner-user potential.**

PROPERTY SUMMARY	<b>Address</b>	63255 Jamison St., Bend, OR 97703
	<b>Sale Price</b>	<del>\$4,395,000</del> \$4,295,000
	<b>Price/SF</b>	\$190.32
	<b>Lease Rate</b>	\$0.95/SF/Mo. NNN
	<b>NNNs</b>	Estimated at \$0.14/SF/Mo.
	<b>Availability</b>	April 1, 2026
	<b>Features</b>	Fenced yard, mezzanine, multiple office areas, conference room, functional warehouse layout
	<b>Building Size</b>	22,567 SF
	<b>Year Built</b>	1997
	<b>Lot Size</b>	1.63 Acres
<b>Zoning</b>	Mixed Employment District (ME)	
<b>Parking</b>	47 parking spaces	

# PROPERTY HIGHLIGHTS



## FOR SALE OR LEASE

Available 4/1/2026 for an owner-user or a new tenant



## ME ZONING FLEXIBILITY

Supports manufacturing, warehouse, distribution, service, and tech users



## FUNCTIONAL LAYOUT

High-clearance warehouse, 6,500 SF mezzanine, and quality office areas



## FENCED YARD SPACE

Secure outdoor area ideal for equipment, fleet, or material storage



## NORTH BEND LOCATION

Excellent access to Hwy 97 and regional transportation routes



## INDUSTRIAL-GRADE

Ample power, clearance, and access for equipment-heavy users



## AMPLE PARKING

47 onsite spaces for staff, fleet, or customer use

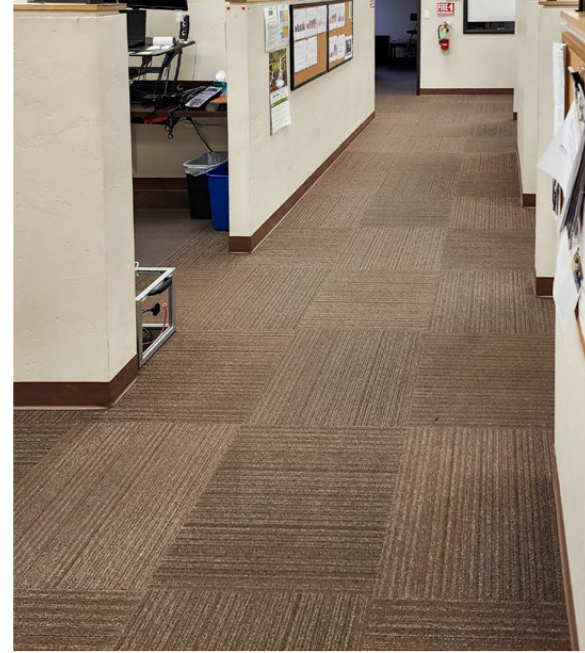
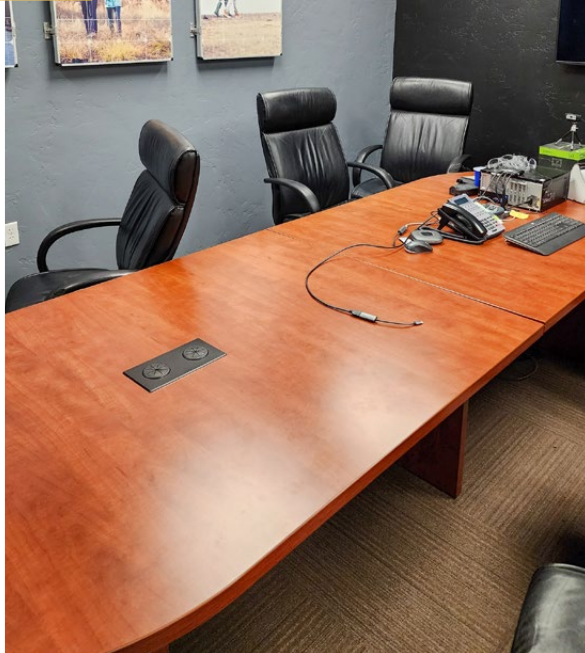


## MOVE-IN POTENTIAL

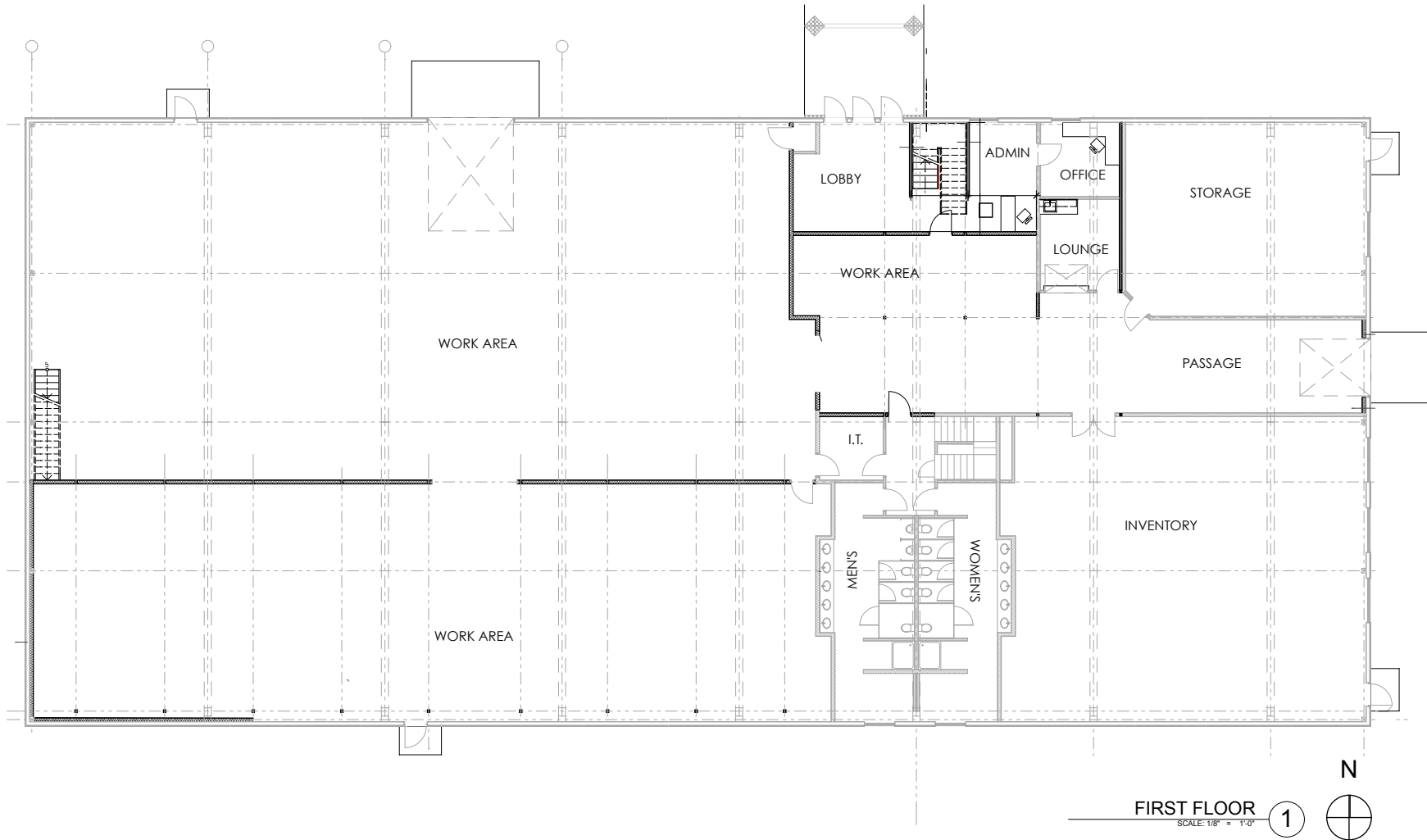
Opportunity to customize for your operational needs upon availability



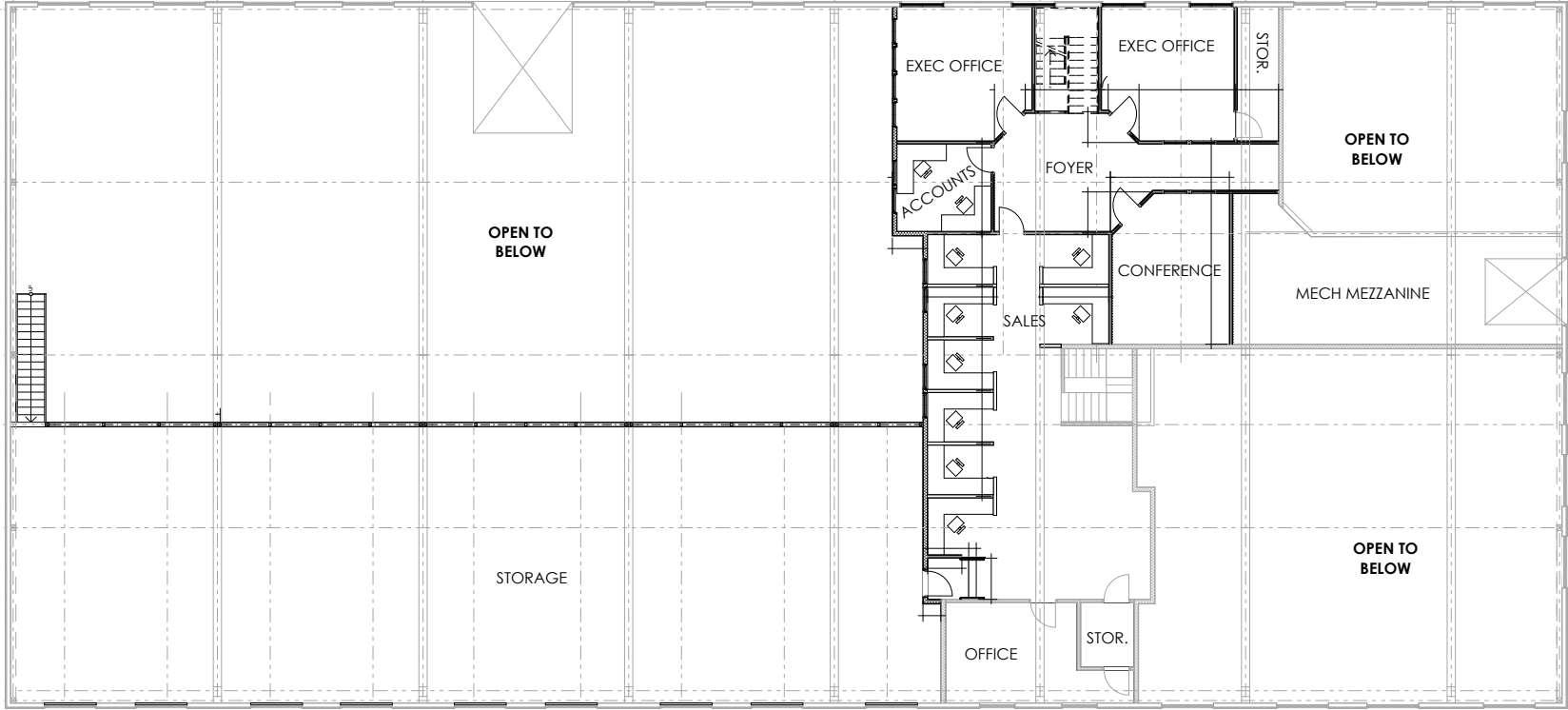
# BUILDING PHOTOS



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



SECOND FLOOR 1  
SCALE: 1/8" = 1'-0"



# NORTH CORRIDOR REROUTE



U.S. 97 is the main north-south highway through the central portion of Oregon, connecting Oregon to California and Washington. U.S. 20 is a primary east-west highway in Oregon. In the Bend area, both highways are primary routes that help local residents commute through town and connect to area shopping, dining, businesses, schools and recreation. The North Corridor Reroute project, which was completed in 2024, included a realignment of U.S. 97, improved intersections, new ramp connections at critical locations to improve local and highway traffic, and pedestrian and bicycle facilities.

These improvements did the following:

- Supported economic vitality
- Reduced traffic volume and speeds at high conflict locations
- Increased freight mobility
- Improved travel time reliability

# BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

## LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING  
SMALL CITY IN THE U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020  
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING  
CITY IN THE U.S.**

**#4**

Checkr  
2023



**HIGHEST 5-YEAR JOB  
GROWTH IN THE U.S.**

**#9**

Milken Institute  
2023

# CENTRAL OREGON

## LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

## EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of  
Sunshine



Miles  
of Trails



30 Breweries  
& Counting



Thriving Arts  
& Culture



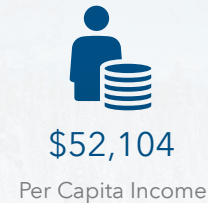
30 Golf Courses

## Demographics

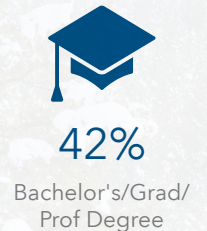
### POPULATION



### INCOME



### EDUCATION



### BUSINESS



# INDUSTRIAL OWNER-USER OPPORTUNITY

63255 JAMISON STREET, BEND, OR 97703



EXCLUSIVELY LISTED BY:



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Broker

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