

FOR SUBLEASE

9,850 SF | \$0.65/SF/MO. NNN

Warehouse Space with Office and Restroom

110 SE 9th Street, Bend, OR 97702

RATE REDUCED
Was \$0.95/SF/Mo. NNN



PROPERTY DETAILS

Avail. Space:	9,850 SF
Lease Rate:	\$0.95/SF/Mo. NNN \$0.65/SF/Mo. NNN
CAMs:	Est. at \$0.13/SF/Mo.
Bldg. Size:	24,752 SF
Zoning:	General Industrial (IG)
Power:	3 phase power to 400 amps
Sublease Exp.:	May 31, 2025 (option for longer term via direct lease at a rate of \$1.10/SF/Mo. NNN)

HIGHLIGHTS

- Space includes 9,600 SF warehouse, office space, and restroom
- One 22' x 16' roll up door on the south side and one 18' x 16' roll up door on the east side
- 28' peak height and 22' at the eaves
- Located on SE 9th Street with access off 9th Street or Textron Drive
- Additional parking and yard space available in back

Luke Ross, Broker

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

541.383.2444 | www.CompassCommercial.com

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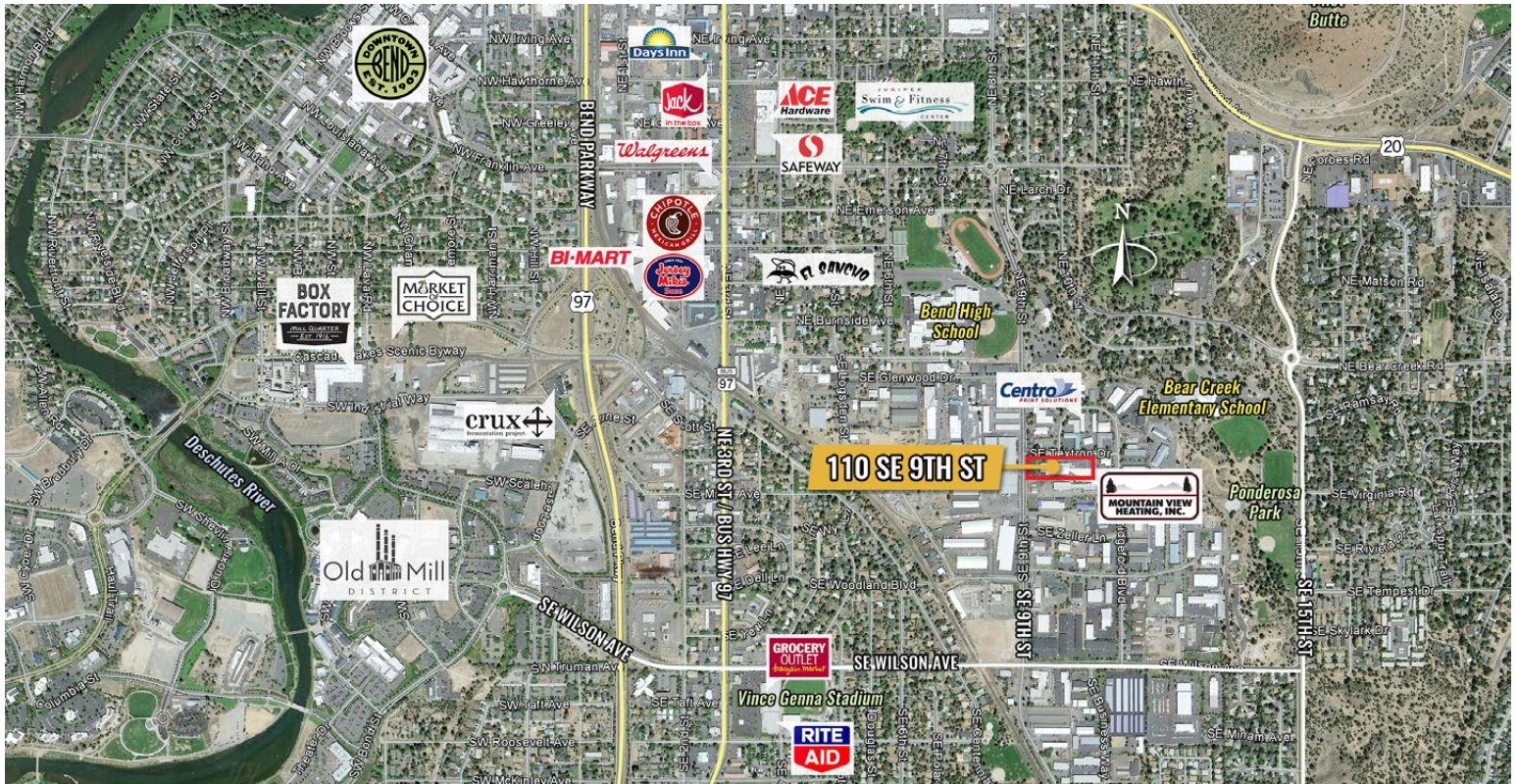
REAL ESTATE SERVICES

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