

FOR LEASE

5,959 - 11,970 SF | \$0.80/SF/MO. NNN

New Construction Industrial Building

3951 SW Empire Drive, Prineville, OR 97754

NEW INTRO RATE
\$0.80/SF/Mo. NNN for the first year.
Minimum 3-year lease.



PROPERTY DETAILS

Suite 1:	5,959 SF
Suite 2:	6,011 SF
Lease Rate:	\$0.80/SF/Mo. NNN (<i>Intro Rate</i>)
CAMs:	Est. at \$0.25/SF/Mo.
Zoning:	Light Industrial (M1)
Power:	3 phase 200A power
Building:	Steel with masonry wainscoting

HIGHLIGHTS

- Recreational uses possible with Conditional Use Permit (pickleball, indoor soccer, CrossFit, climbing gym, trampoline park, etc.)
- Lease with option to purchase available
- Clear span warehouse
- Each suite features three offices, two restrooms, and three roll up doors (two 14' wide x 18' high and one 14' wide x 14' high)
- Near the Facebook and Apple data centers

Bruce Churchill, Principal Broker

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541.383.2444 | www.CompassCommercial.com

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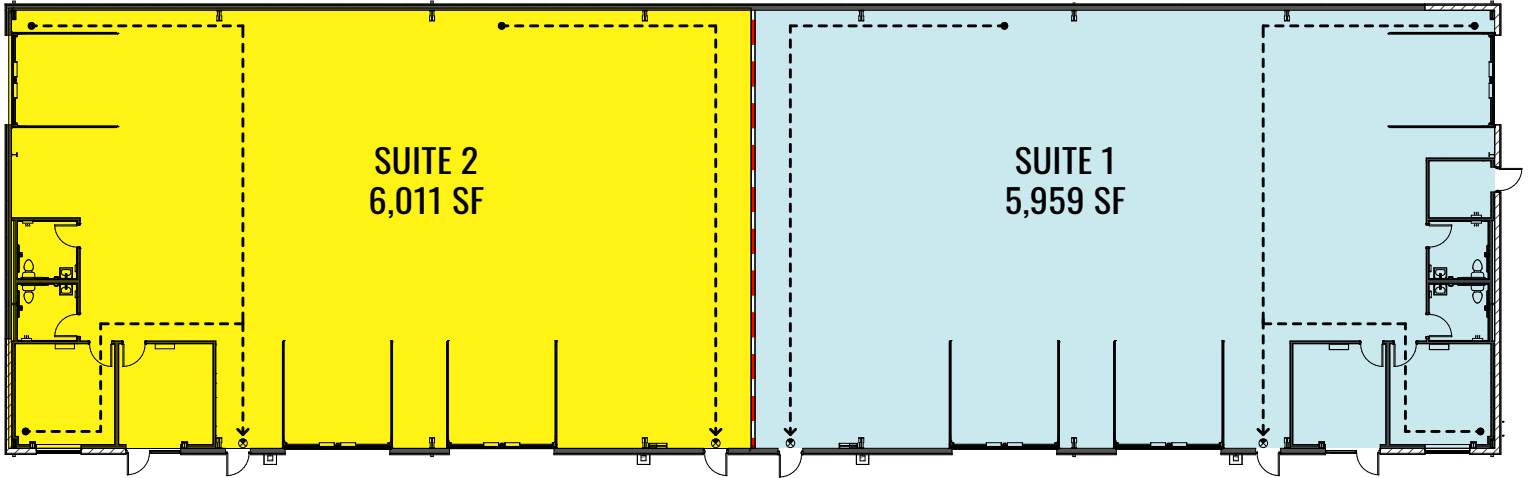
REAL ESTATE SERVICES

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