

**FOR LEASE**

# Bend Industrial Building with 0.52-Acre Fenced and Gated Yard

**7,900 SF + 0.52 AC YARD**

850 NE 1st Street, Bend, OR 97701



**EASY ACCESS TO 3RD STREET, BEND PARKWAY/HWY 97 AND DOWNTOWN BEND**



Grant Schultz, SIOR, CCIM | Jay Lyons, SIOR, CCIM  
Bruce Churchill, Principal Broker

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

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

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

**FOR LEASE**

**\$1.90/SF.MO. NNN**

## Bend Industrial Building with 0.52-Acre Fenced and Gated Yard

### PROPERTY DETAILS

**Avail. Space:** 7,900 SF + 0.52 AC yard  
2,203 SF of office space  
5,697 SF of warehouse space  
22,651 SF of fenced yard space

**Lease Rate:** \$1.90/SF/Mo. NNN

**NNNs:** Est. at \$0.22/SF/Mo.

**Zoning:** Mixed-Employment (ME)

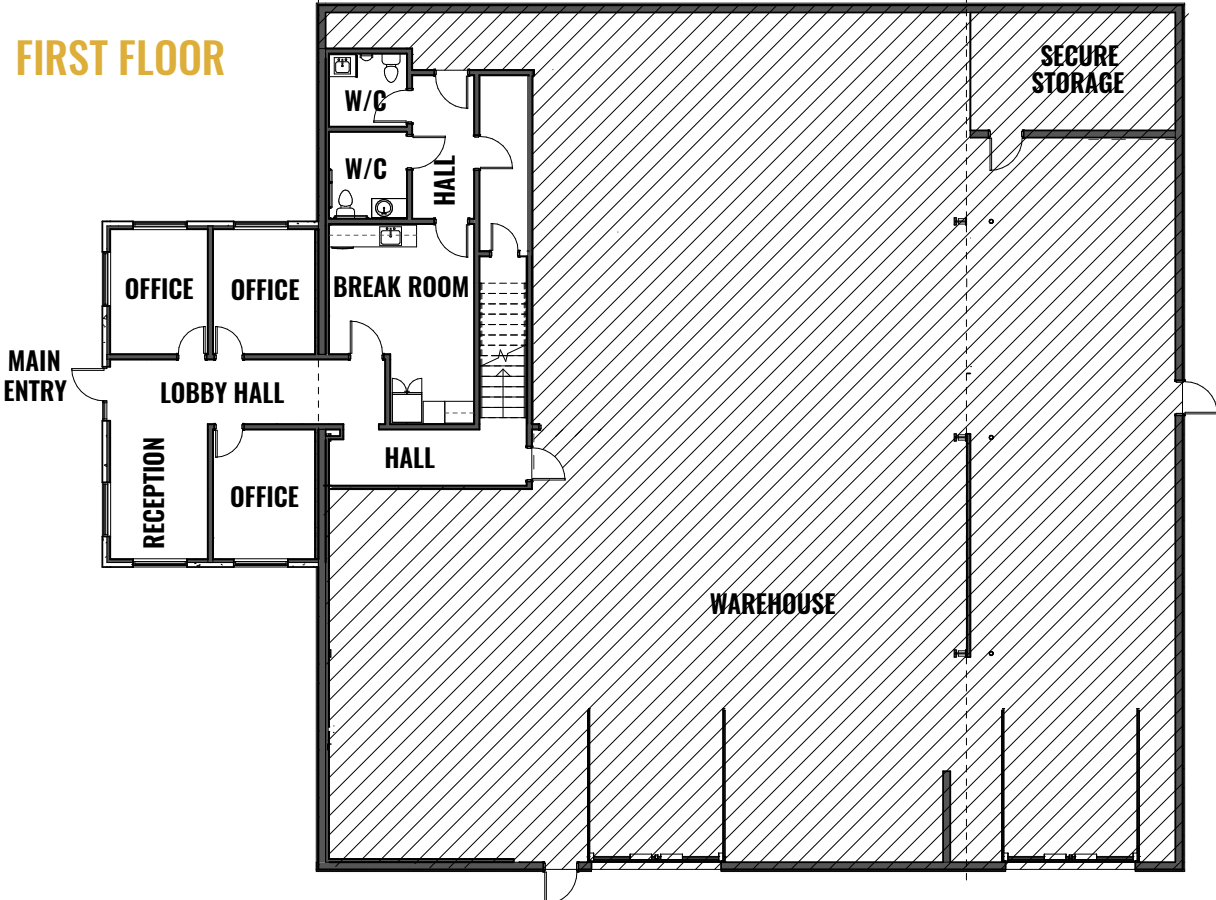
**Parking:** Ample parking

### HIGHLIGHTS

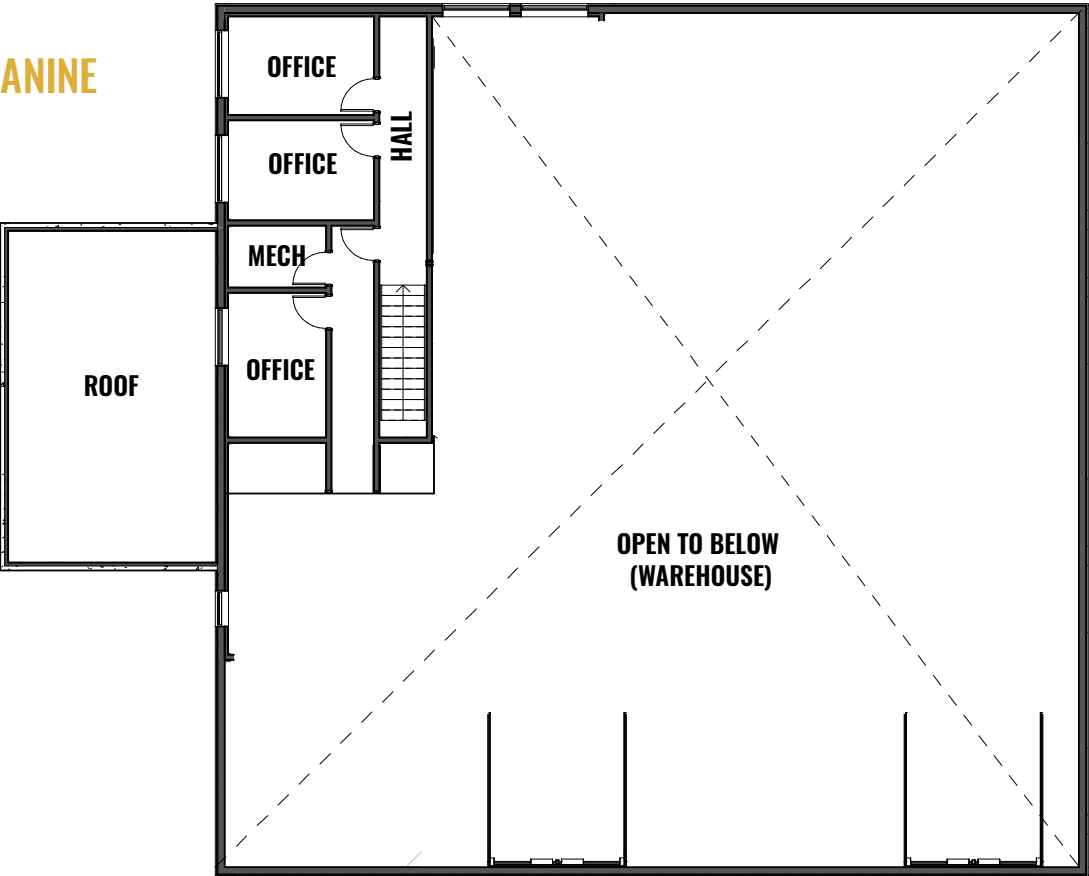
- Centrally located industrial building with 0.52-acre fenced and gated yard
- The interior layout includes a reception area, six private offices, a break room and open warehouse
- Interior is newly renovated with polished concrete floors, added HVAC in the office space, and an open warehouse with natural light throughout
- Perfect for an industrial user that needs a central location and yard space
- Easy access to 3rd St., Bend Parkway/Hwy 97 and Downtown Bend



**FIRST FLOOR**



**MEZZANINE**



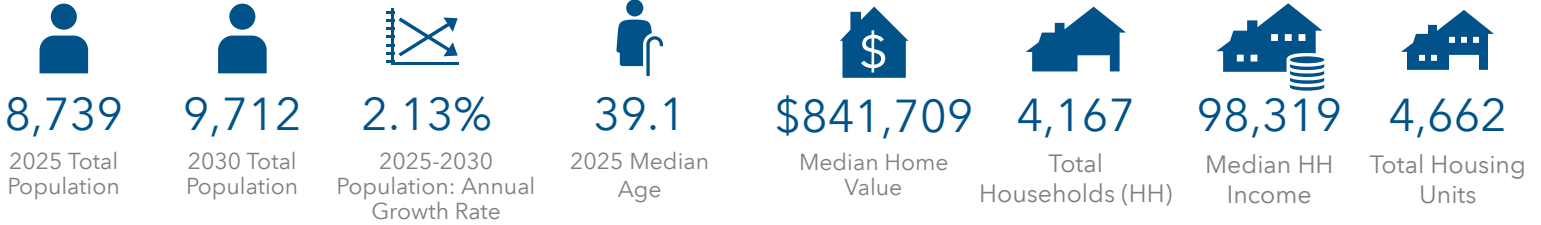
# FOR LEASE

850 NE 1st Street, Bend, OR 97701

## DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

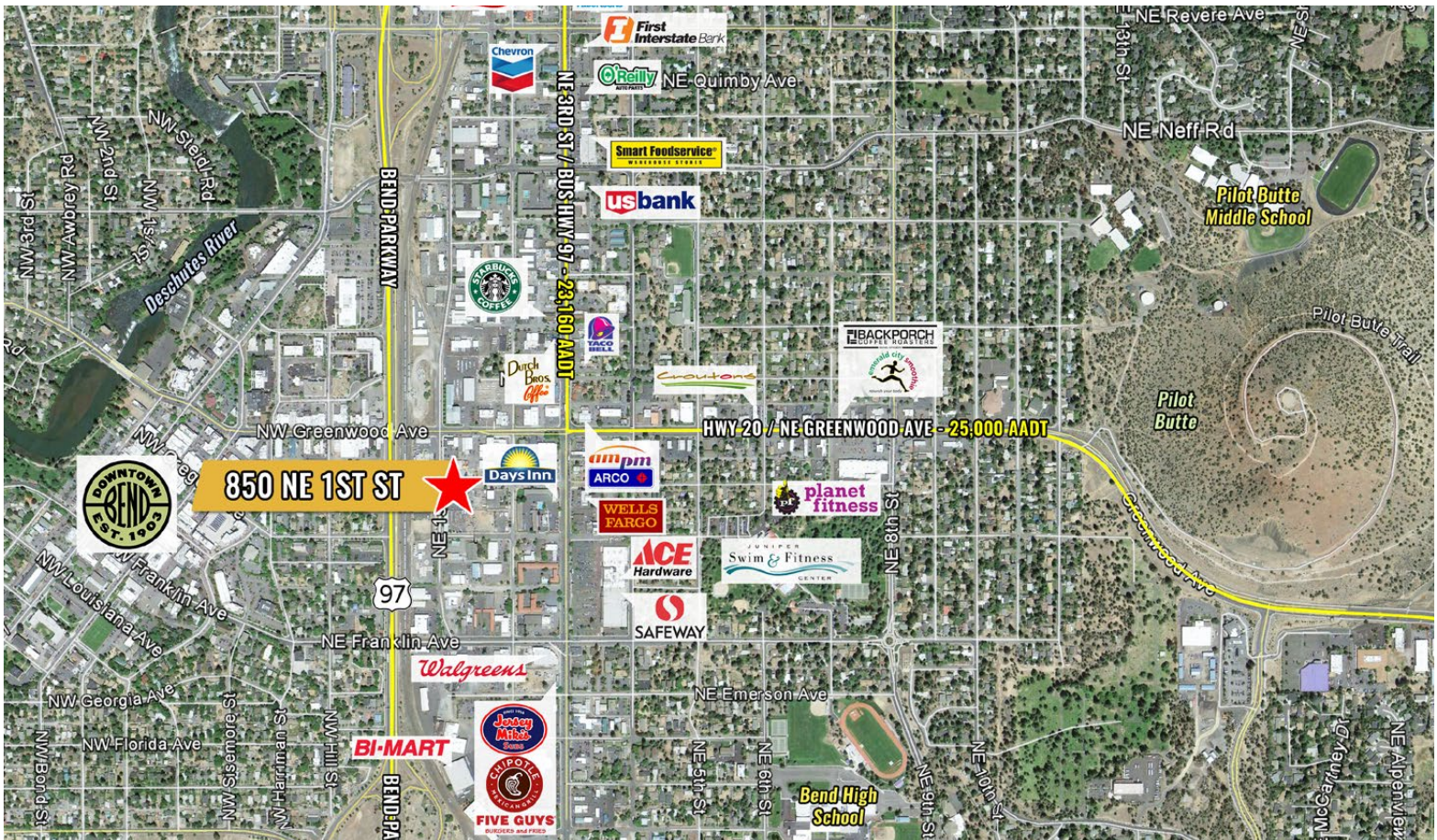
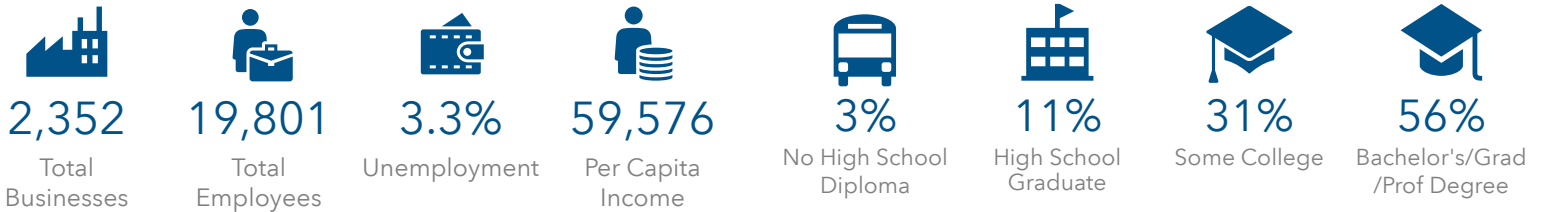
### POPULATION STATS

### 2025 HOUSING STATS



### 2025 BUSINESS STATS

### 2025 EDUCATION STATS



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.

**Grant Schultz, SIOR, CCIM**

Broker  
Cell 541.480.9873  
gschultz@compasscommercial.com

**Jay Lyons, SIOR, CCIM**

Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com

**Bruce Churchill**

Principal Broker  
Cell 541.280.7560  
bchurchill@compasscommercial.com

**COMPASS**  
COMMERCIAL

**REAL ESTATE**  
SERVICES