



# PREMIUM INDUSTRIAL FACILITY

IDEAL USES INCLUDE: Pharmaceutical Manufacturing, Warehousing, Production, Food & Beverage Processing and More

FOR LEASE: 28,492 SF | 63270 LYMAN PLACE | BEND, OR 97701

COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES



# THE OFFERING



## VERSATILE INDUSTRIAL FACILITY IN BEND

This premium industrial building on Bend’s north end was fully renovated in 2016, with over \$2.5M invested in capital improvements. The building is ideally suited for a wide range of industrial operations, including food and beverage processing, pharmaceutical manufacturing, and other production or distribution activities.

The facility is fully sprinklered and features significant HVAC upgrades, with 4 split systems equipped with Quest humidifiers and dehumidifiers to maintain climate control across four large rooms. A central nutrient reservoir with distribution throughout the building further enhances operational efficiency.

Located in the Light Industrial (IL) zone, the property offers a 40.6% lot coverage ratio with ample outside storage and abundant parking. Positioned near the Hwy 97/20 interchange, the property benefits from excellent visibility, accessibility, and convenient ingress and egress, now that the Highway 97 reroute is complete.

<b>PROPERTY SUMMARY</b>	<b>Address</b>	63270 Lyman Place, Bend, OR 97701
	<b>Building Size</b>	28,492 SF
	<b>Lease Rate</b>	\$1.25/SF/Mo. NNN
	<b>NNNs</b>	Estimated at \$0.16/SF/Mo.
	<b>Year Built</b>	1977
	<b>Year Renovated</b>	2016 with capital improvements that exceeded \$2.5M
	<b>Tax Lot</b>	171216C000900
	<b>Lot Size</b>	1.57 Acres (68,389 SF)
	<b>Lot Coverage Ratio</b>	40.6%
	<b>Parking</b>	22 dedicated parking spaces plus street parking



# BUILDING HIGHLIGHTS



## VARIETY OF USES

Ideal for food & beverage processing, pharmaceutical manufacturing, or general production and distribution



## HEAVY POWER

1600A, 480/277V, 3-phase, 4-wire system



## FULLY RENOVATED

Capital improvements on facility exceeded \$2.5 million



## ROLL UP DOORS

Three dock-high roll up doors and one grade level



## HIGH-TECH FACILITY

Fully sprinklered and air-conditioned state-of-the-art industrial facility



## GREAT ACCESS

Easy ingress/egress for large semi-trucks plus excellent highway access



## FENCED STORAGE

Fenced outdoor storage area



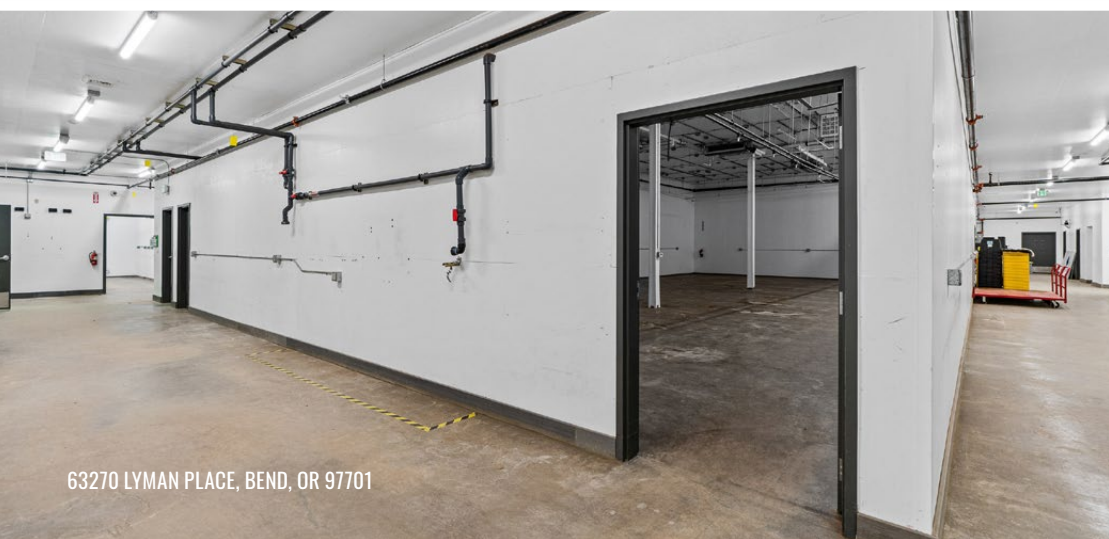
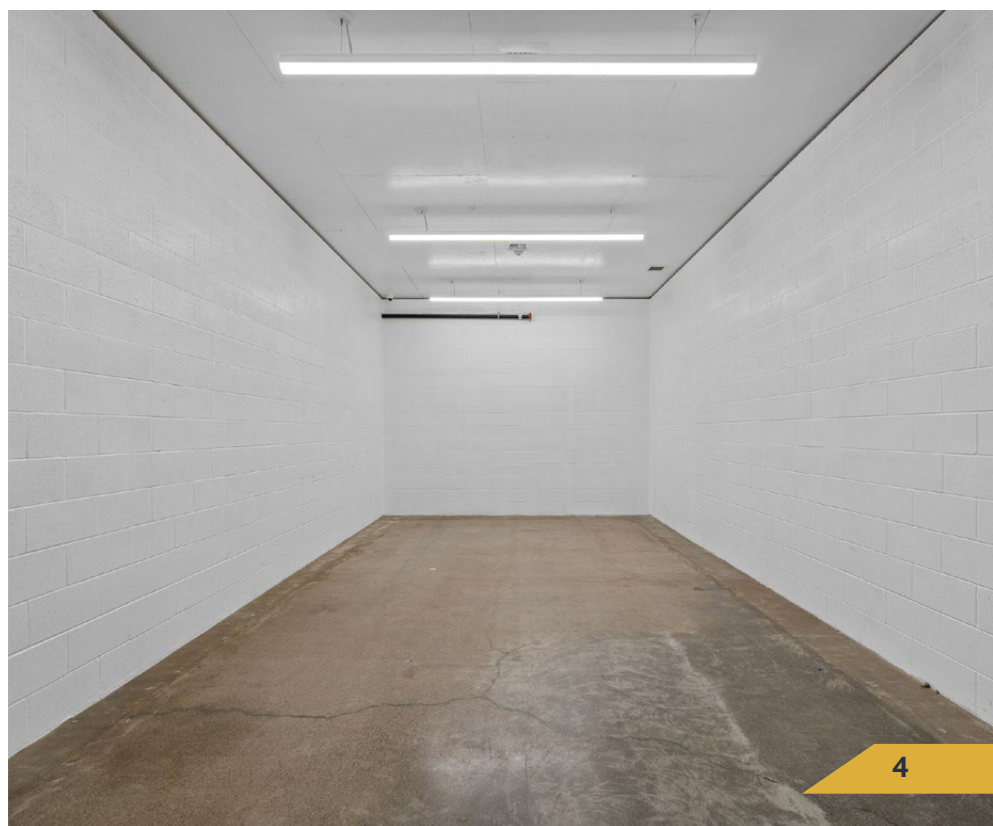
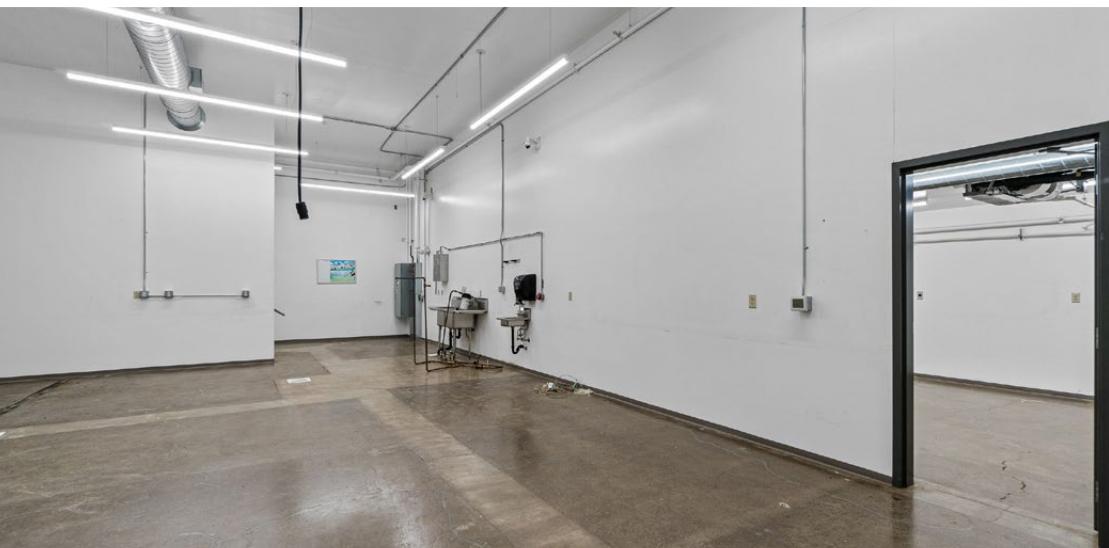
## ROBUST HVAC

High performance HVAC infrastructure including four total split systems

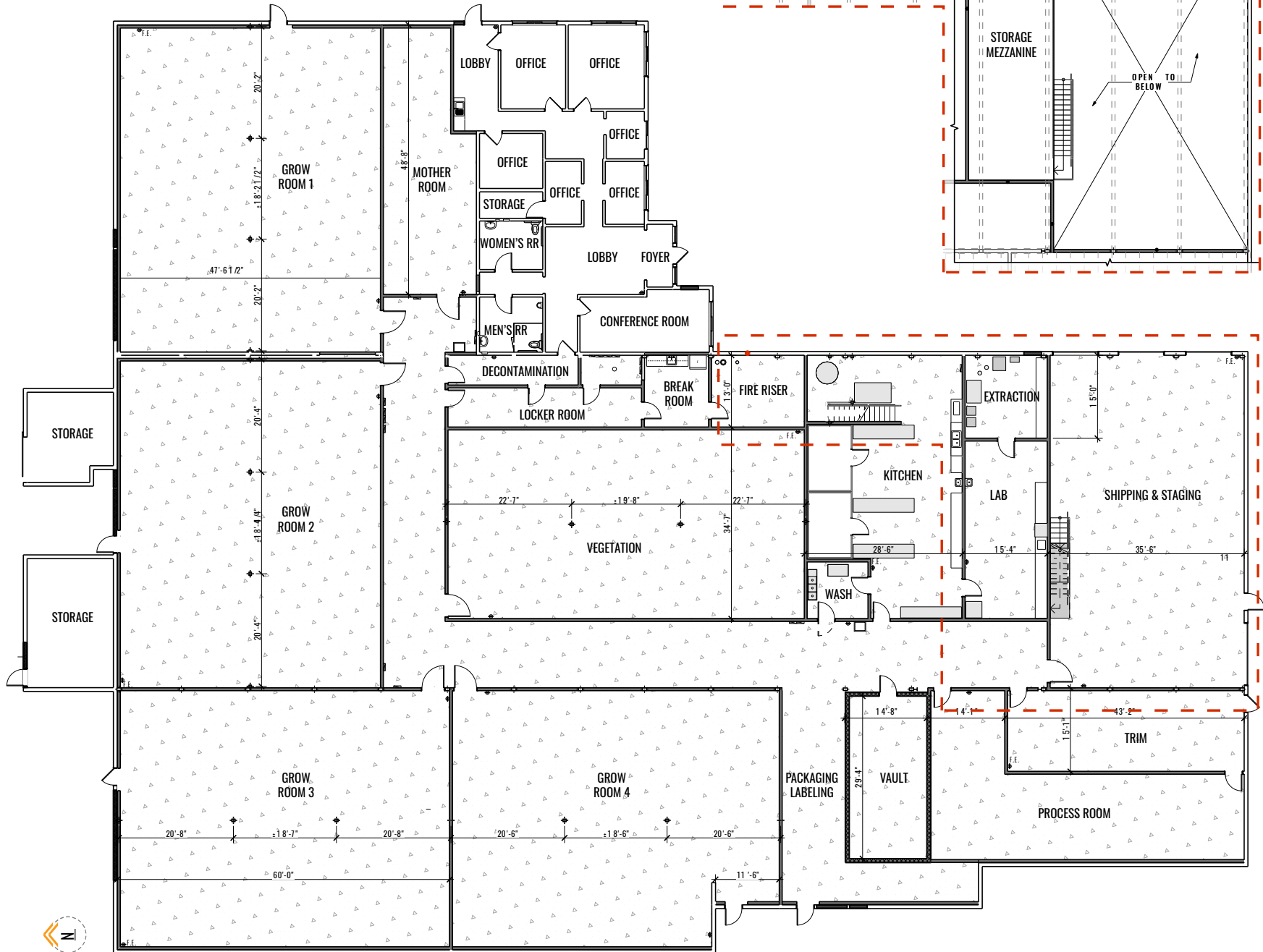




# BUILDING PHOTOS



# BUILDING FLOOR PLAN





# 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 103,254 (2022), Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

## LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



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

**#1**

Milken Institute  
2017, 2018, 2019 & 2020



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

**#2**

WalletHub  
2020



**HIGHEST JOB GROWTH  
IN THE U.S.**

**#2**

WalletHub  
2020



# 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



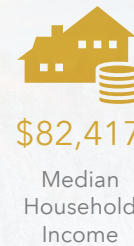
30 Golf Courses

## Demographics

### POPULATION



### INCOME



### EDUCATION



### BUSINESS







**PREMIUM INDUSTRIAL FACILITY – 63270 LYMAN PLACE, BEND, OR 97701**

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