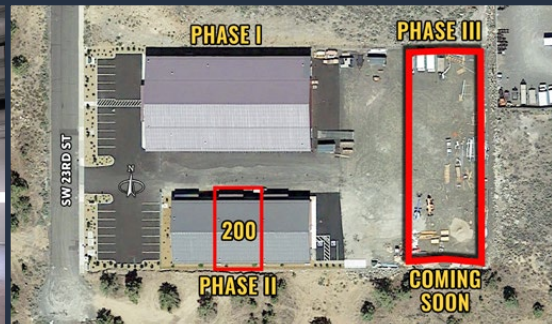


FOR LEASE

3,250 SF | \$0.94/SF/MO. NNN

Ridge Runner Phase II Industrial

4620 SW 23rd St., Suite 200, Redmond, OR 97756



PROPERTY DETAILS

Suite 200:	3,250 SF
Lease Rate:	\$0.94/SF/Mo. NNN
CAMs:	Est. at \$0.23/SF/Mo.
Bldg. Size:	9,750 SF
Year Built:	2018
Zoning:	Light Industrial (M1)

HIGHLIGHTS

- Newer construction
- Suite includes 484 SF of office with restroom and 2,777 SF of warehouse
- 12'x14' roll-up door
- HVAC in office area
- Building is sprinklered and has natural gas
- Shared above ground loading dock
- Easy access to Hwy 97 and the Redmond Airport

Dan Kemp, CCIM | Peter May, CCIM

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

541.383.2444 | www.CompassCommercial.com

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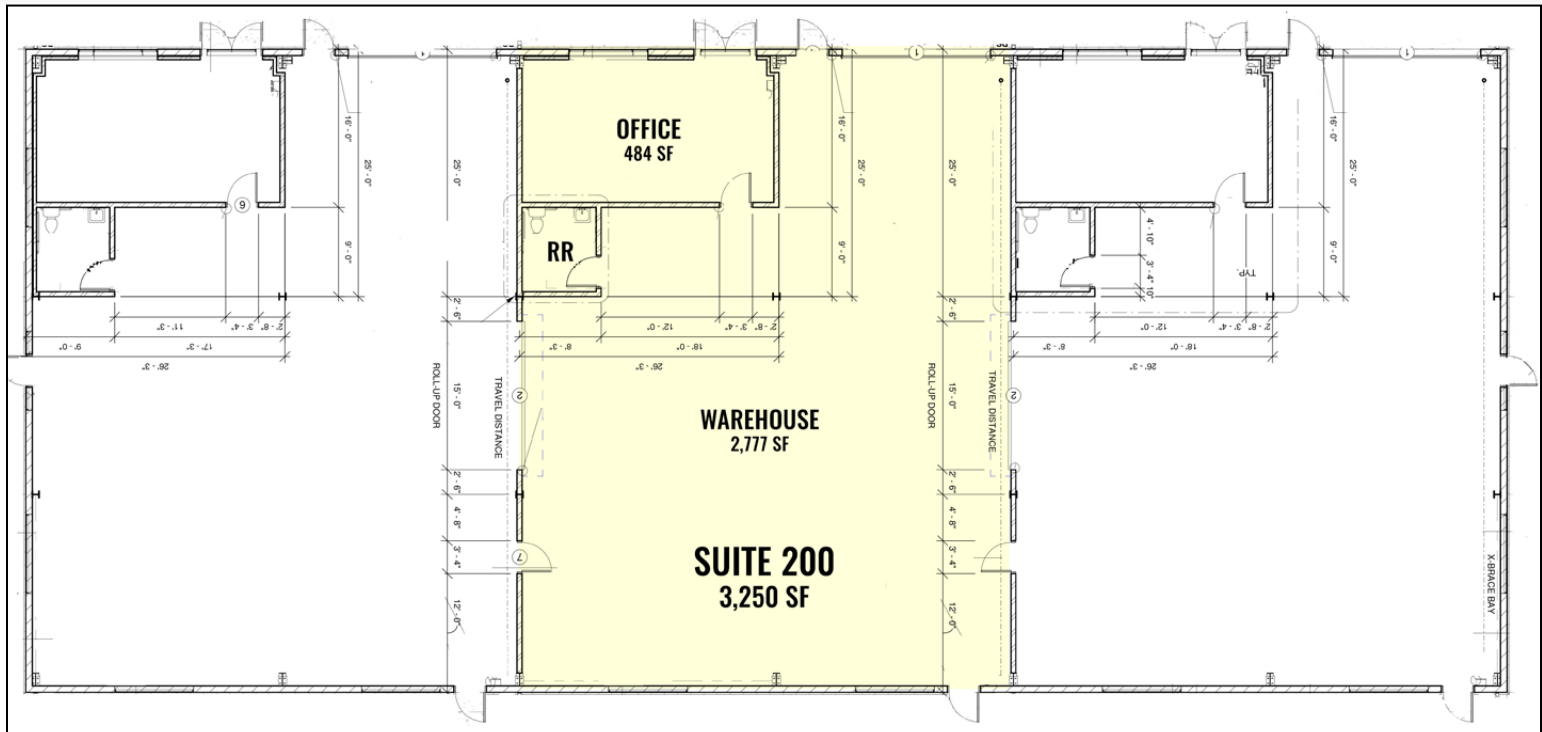
**REAL
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SERVICES**

FOR LEASE

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