

# 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

<b>Suite 200:</b>	3,250 SF
<b>Lease Rate:</b>	\$0.94/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.23/SF/Mo.
<b>Bldg. Size:</b>	9,750 SF
<b>Year Built:</b>	2018
<b>Zoning:</b>	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

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

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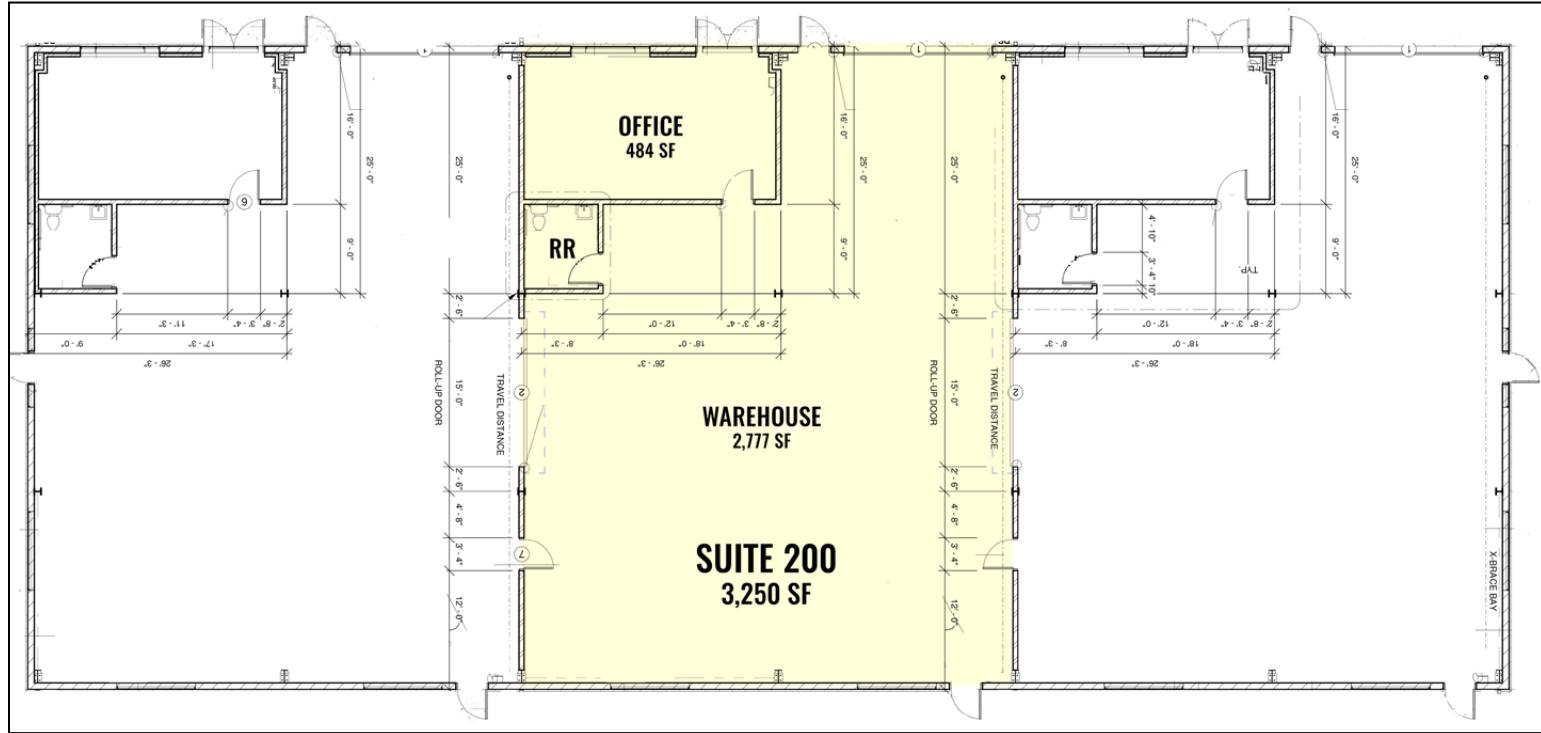
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