

SHOWROOM WAREHOUSE DISTRIBUTION MANUFACTURING

Strategically located just off SE 9th Street (East Bend Business Park)

Near established and complimentary businesses solid business community in SE Bend.

FOR LEASE
INDUSTRIAL WAREHOUSE/SHOWROOM

GLENWOOD INDUSTRIAL PARK

615 SE GLENWOOD AVE BEND, OREGON 97701



NOW LEASING!

Upgrade your business environment-Glenwood Industrial Park offers cutting-edge build-out and amenities designed to elevate your business and impress your customers!

- **SUITE 100:** 1,850 +/- RSF \$1.15/RSF + NNN (\$0.22/RSF/MO)
- **SUITE 101/102:** 5,240 +/- RSF \$1.25/RSF + NNN (\$0.22/RSF/MO)
- **SUITE 103:** 2,400 +/- RSF \$1.15/RSF + NNN (\$0.22/RSF/MO)

- FULL HVAC (Air/Heat)
- THREE-PHASE 480V/200 AMP ELECTRICAL SERVICE
- 17' +/--CLEAR HEIGHT
- ADA RESTROOMS
- FULLY SPRINKLERED
- EXCELLENT VISIBILITY
- FRONTAGE ON GLENWOOD
- SIGNAGE AVAILABLE
- FIBER OPTICS AVAILABLE
- EASY ACCESS TO MAIN ARTERIALS
- SHOWROOM SUITE *
- LOCATED IN THRIVING BUSINESS COMMUNITY
- PROFESSIONALLY MANAGED

* PENDING CITY OF BEND APPROVAL

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Info from sources deemed reliable but warranted or guaranteed. Subject to change without further notice. Tenant to do their own diligence.



THE SUITES

SUITE 100: (WAREHOUSE)

- 1,850+/- RSF \$1.15/RSF + NNN
- Restroom
- No Small office, but has warehouse managers office
- Two (2) man doors
- One (1) 14' roll-up door
- Gas Heat
- Three-Phase 480V/200 amp panel
- No fitness or automotive



SUITE 101/102: (SHOWROOM)

- 5,240 +/- RSF \$1.25/RSF + NNN
- Multiple Offices, breakroom, Second floor private office
- Two (2) Restrooms
- Two stairwells to Second Floor Office Space
- Two (2) man doors
- Full HVAC w/ A/C & Heating
- Three-Phase 480V/200 amp panel
- Impressive Showroom/Retail area
- To be leased as One (1) unit



SUITE 103: (WAREHOUSE)

- 2,400+/- RSF \$1.15/RSF + NNN
- Small Office
- Small Restroom
- Two (2) 14' Roll-Up doors
- One (1) Man door
- Ceiling Height (to be determined)
- Three-Phase 480V/200 amp panel
- No fitness or automotive.



GLENWOOD SITE PLAN

Site Plan is used for example only-Square Footage is approximate

