

FOR LEASE

1,714–9,139 SF AVAILABLE

Flexible NE Bend Industrial Suites with Office & Storage

20802 Sockeye Pl, Bend, OR 97701



FULLY BUILT OUT OFFICE WITH VIEWS | WAREHOUSE WITH LARGE STORAGE AREA



SUITE 110 - WAREHOUSE



SUITE 210 - STORAGE



SUITE 230 - OFFICE

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COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR LEASE

\$0.39–\$1.35/SF/MO. NNN

Flexible NE Bend Industrial Suites with Office & Storage

WAREHOUSE/STORAGE SPACE

Suite 110: Warehouse | 1,951 SF
\$1.20/SF/Mo. NNN
NNNs est. at \$0.30/SF/Mo.

Suite 210: Storage | 5,474 SF
\$0.10/SF/Mo. NNN

Tot. Size: 7,425 SF

Blended Rate: \$0.39/SF/Mo. NNN

Total Rent: \$3,473.90/Mo.

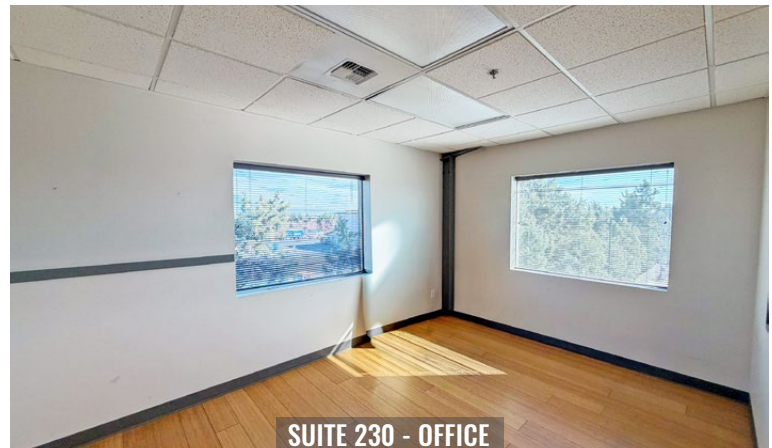
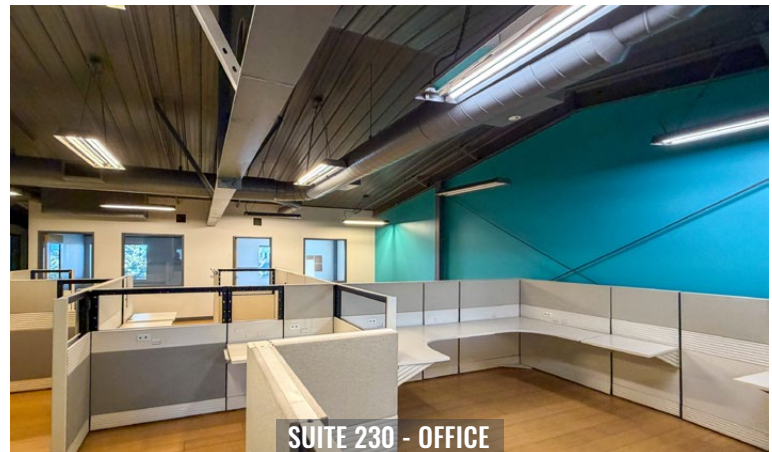
OFFICE SPACE

Suite 230: Office | 1,714 SF
\$1.35/SF/Mo. NNN
NNNs est. at \$0.30/SF/Mo.

Total Rent: \$2,828.10/Mo.

HIGHLIGHTS

- Flexible suite configuration supporting a variety of industrial users
- Suites 110 (warehouse) and 210 (storage) must be leased together
- Ability to lease office independently or combine with warehouse/storage
- Cost-efficient blended rate for large-format warehouse/storage users
- Functional layout suited for operations, inventory, or light industrial use
- Proximity to established industrial businesses and services
- Convenient access to Bend Parkway and regional transportation routes

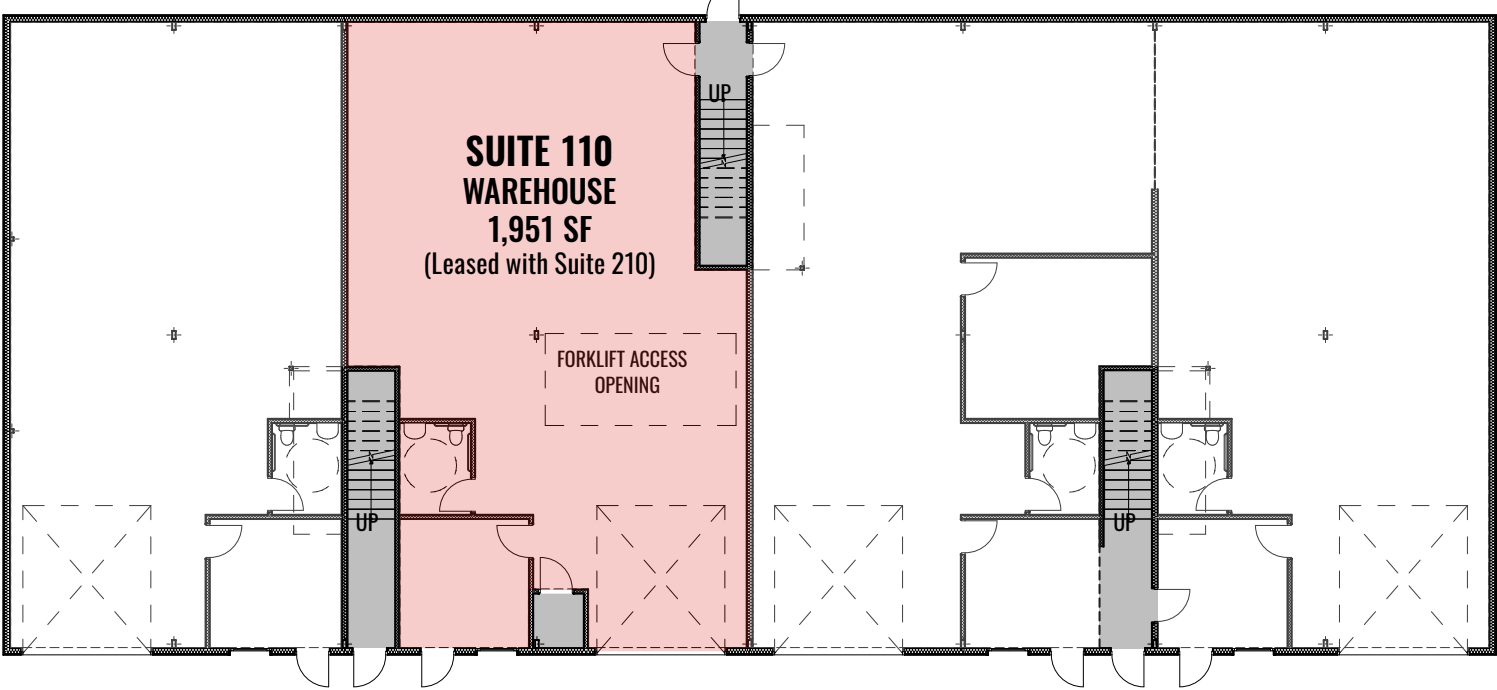


PROPERTY DESCRIPTION

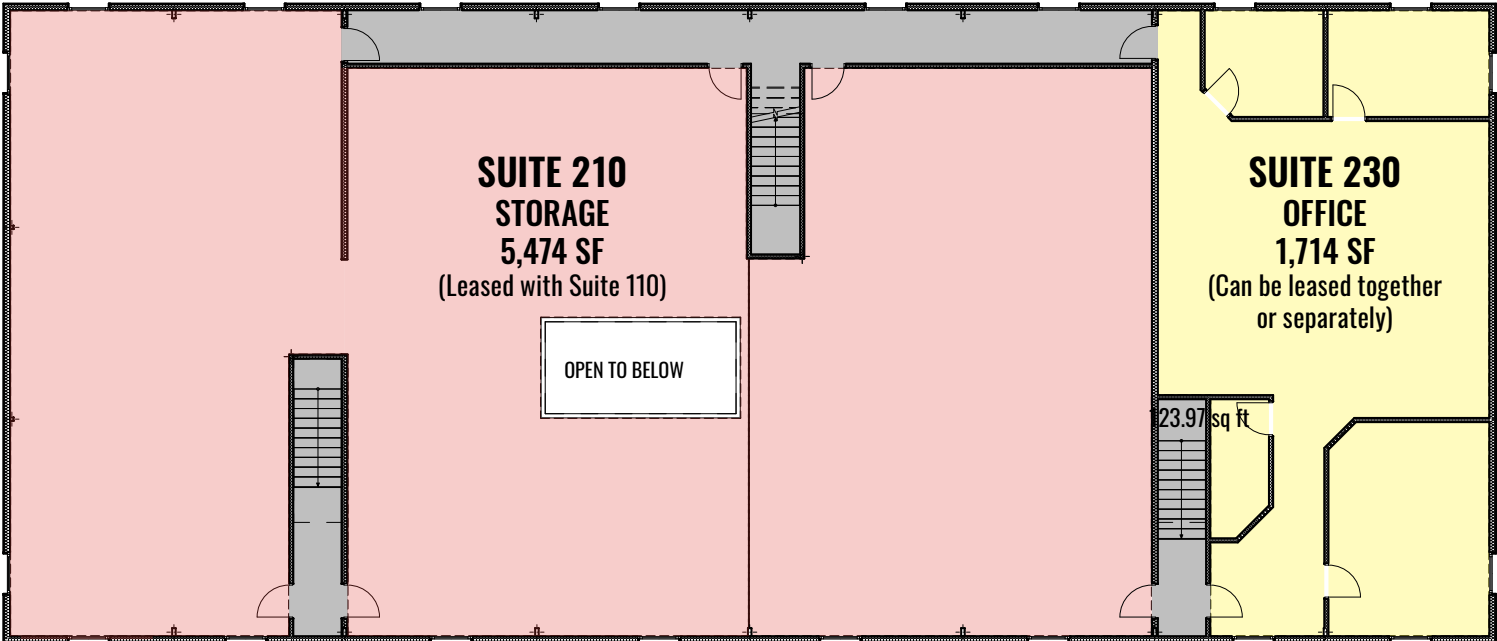
20802 Sockeye Place presents a versatile industrial leasing opportunity totaling 9,139 SF, designed to support a range of operational needs. The combined warehouse and storage configuration (7,425 SF) delivers an efficient layout for users seeking both active workspace and high-capacity storage, with a cost-effective structure that drives an attractive blended lease rate.

A separate 1,714 SF office suite provides a professional setting for administrative and client-facing uses. Positioned within one of Bend's key industrial corridors, the property offers a compelling mix of flexibility, efficiency, and value.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOR LEASE

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