

FOR SALE

2025 SW 6th St | Redmond, OR 97756



Lot lines are for illustrative purposes and subject to final plat approval.

Offering Summary

Offering Price	\$4,995,000
Price Per SF	\$7.64/SF
Lot Size	+/- 15 AC
Zoning	M1 (Light Industrial)

Large Industrial Development Parcel in Redmond's Industrial Area

This 15-acre parcel represents a rare, multi-modal industrial opportunity in the heart of Central Oregon's logistics hub. Strategically positioned on 6th Street with rail spur access, this M1-zoned site offers a high-utility footprint for light manufacturing, distribution, or aerospace-related industries with easy access to regional airport, Hwy 97 and Hwy 20.

Located within the Oregon Enterprise Zone, the property provides a significant competitive edge through multi-year property tax abatements on new investments, making it an ideal choice for businesses looking to scale in a region defined by dynamism, a thriving small business ecosystem, and a hub for growing businesses like BasX Medline ReNewal, and Epic Aircraft.



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Property Highlights



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This ±15-acre site is one of the most functional remaining large-scale parcels in the Redmond industrial submarket. Its proximity to Redmond Municipal Airport (RDM) and U.S. Highway 97 ensures seamless connectivity for air and ground transport, while the inclusion of rail access elevates it into a specialized category of industrial real estate.

Key Infrastructure & Connectivity

- **Rail Spur Access:** Rare availability for rail-served industrial land, offering cost-effective bulk shipping options via the BNSF Oregon Trunk. See more on Page 4.
- **Logistics Hub:** Situated just minutes from RDM, providing easy access for corporate travel, air cargo, and logistical support.
- **Street Frontage:** Excellent visibility and ingress/egress via 6th Street, a primary arterial serving the industrial district.

Zoning & Development Potential

- **M1 (Light Industrial):** A flexible zoning designation that permits a wide array of uses including light manufacturing, assembly, warehousing, distribution, and research and development.
- **Scale:** At 15 acres, the parcel is large enough to support a single massive facility (e.g., ±250,000 sq. ft.) or a multi-building industrial park.

The Enterprise Zone Advantage

- **Property Tax Abatement:** As part of the Redmond Enterprise Zone, eligible new investments (buildings and equipment) can receive a 100% property tax exemption for 3 to 5 years.
- **Operational Savings:** This incentive significantly reduces the "carry cost" of new construction, allowing for faster ROI and increased capital for operational scaling.

See more on Page 5.



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Zoning



M-1 Light Industrial Zone is designed to provide for light industrial uses such as light manufacturing, research, transportation facilities and similar uses which have a limited impact on surrounding properties and are compatible with clean non-polluting industries along with limited office and commercial activities which support these light industrial uses. Furthermore, uses associated with the M-1.5 General Industrial Zone can possibly be permitted.

Outright permitted uses include:

- Auto painting/auto body, auto repair
- Car wash
- Gas stations including card lock
- Truck stop/terminal
- Aircraft/airport service, parking lot, maintenance
- Bakery wholesale distribution
- Commercial manufacturing
- Distribution center
- Enclosed warehouse and manufacturing
- Landscaping supply (bulk)
- Manufacturing (light industrial)
- Medical research
- Precision machine shop
- Retail uses in support of primary industrial use
- Wholesale printing and distribution
- Wood product manufacturing and assembly
- Contractor supplies
- Heavy equipment sales and service



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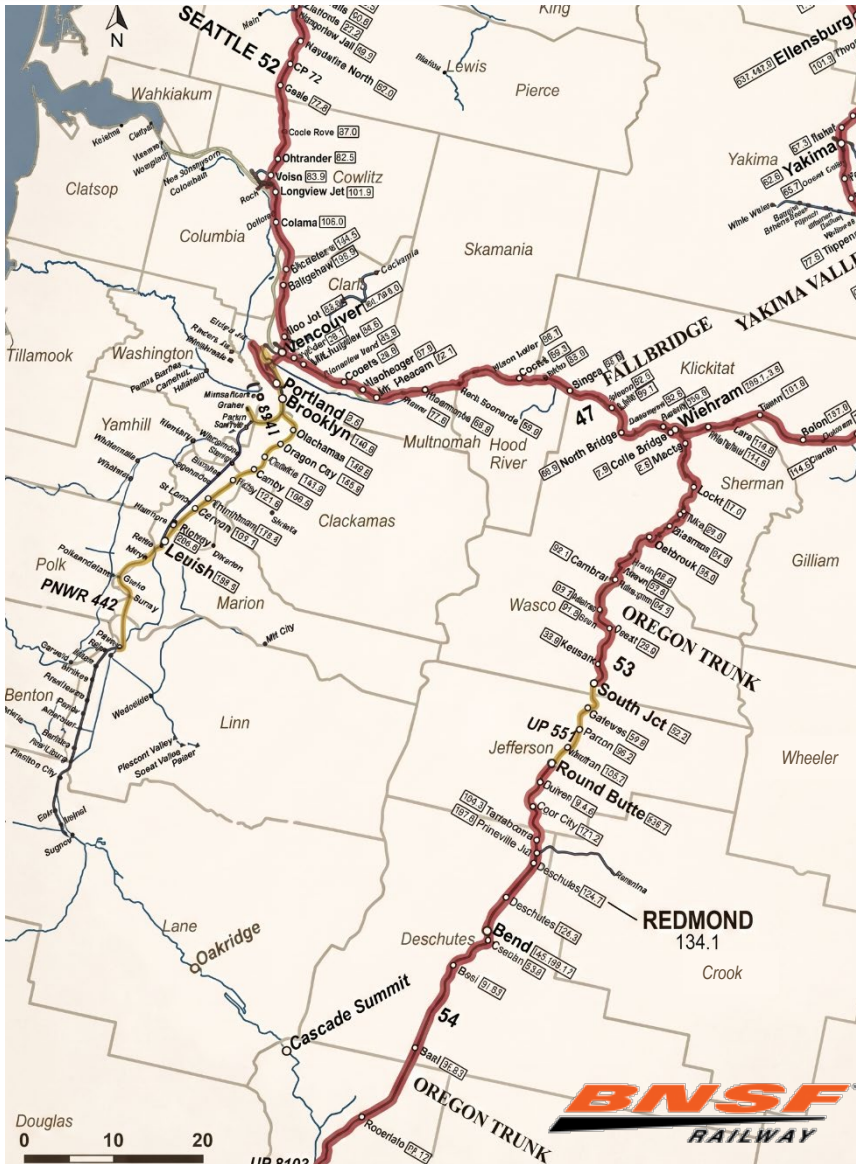
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Logistics Hub



Strategic Location & Connectivity

The property offers outstanding logistical advantages, positioning your business at the center of a well-connected industrial and transportation hub in Central Oregon.

Highway & Regional Access

Major Arterial Connectivity: Immediate access to US Highway 97 with directional flow for both northbound and southbound transport.

Interstate Routes: The site links directly to State Highway 126 and State Highway 20, establishing a streamlined distribution network reaching Boise, Idaho, and broader national markets.

Multi-Modal Transportation Network

Air Freight and Travel

Located just 1.3 miles from Redmond Municipal Airport (RDM), the site provides rapid access to commercial air service.

Carriers: Alaska, Allegiant, American, Delta, Sun Country Airlines, and United.

Destinations: Features 26 daily round-trip flights connecting to major hubs including Los Angeles, Denver, Phoenix, San Francisco, Seattle, and Chicago.

Rail Infrastructure

The property features a pre-existing BNSF rail spur ready to be reconnected to the main Oregon Trunk Line. Additionally, regional freight options include:

BNSF & Union Pacific (UPRR): Direct freight transit connecting to markets across the United States, Canada, and Mexico.

City of Prineville Railway (COPR): Local short-line service providing flexible regional connections.



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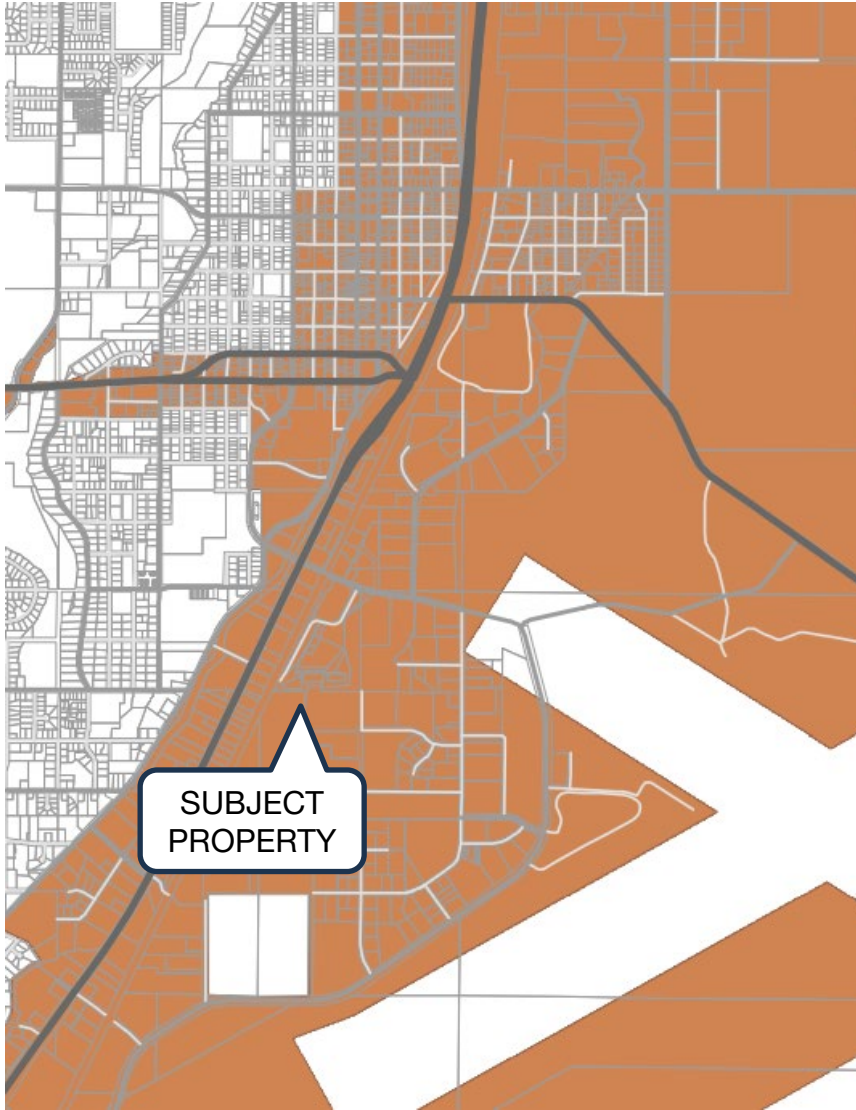
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Oregon Enterprise Zone



The Oregon Enterprise Zone program is a statewide economic development tool designed to encourage business growth and job creation by offering property tax exemptions on new capital investments. Sponsored by local city, county, port, or tribal governments, these zones provide a 100% abatement of local property taxes on new plants, equipment, and building improvements for a standard period of three to five years. In certain rural areas, this incentive can be extended for up to 15 years to attract large-scale projects. The primary goal is to foster a "traded-sector" economy—focusing on businesses that sell goods or services outside the local area—thereby bringing new wealth into the community.

To qualify for these benefits, businesses must meet specific eligibility and employment requirements. Eligible firms generally include manufacturers, processors, and shippers, while retail and most service-oriented businesses are typically excluded. A key requirement is the creation of new, full-time jobs: new companies must create at least one new position, while existing companies must expand their workforce by at least 10% within the first year. For businesses seeking the extended four- or five-year exemption, there are often higher standards, such as paying employees a compensation package that averages 150% of the county's average wage.

The application process is locally driven and must be completed before construction or installation begins. Businesses submit a "precertification" application to the local zone sponsor to ensure their planned investment meets both state and local standards. Once authorized and the project is complete, the tax abatement is applied annually as long as the company maintains its required employment levels. This program effectively lowers the initial financial burden of expansion, making Oregon communities more competitive for private investment while ensuring long-term growth for the local tax base once the exemption period ends.



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Nearby Development



NOSLER: A Central Oregon Icon

Founded in 1948 by John A. Nosler, the company has been a pioneer in high-performance ammunition and firearms manufacturing, earning a reputation as one of the most respected names in the industry.

Nosler has always called Oregon home, first operating in Ashland before Bend visionary and Old Mill founder Bill Smith helped incentivize the company's move to Bend in 1958.

The Complete Consolidation to Redmond

Now, to meet increasing market demand, Nosler has consolidated its operations into a brand-new, significantly larger facility in Redmond. Moving operations out of Bend, Nosler will transition its manufacturing, warehouse, and corporate offices to an 80,000-square-foot facility on a 60-acre campus in Redmond, centralizing their regional workforce.



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Retail Map



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Redmond, Oregon



Geography and Overview

Redmond is situated in the high desert of Central Oregon, approximately 15 miles north of Bend. Positioned at an elevation of 3,077 feet, the city encompasses roughly 17 square miles and serves as a critical transportation and logistics hub for the region. It is home to the Roberts Field Airport, which provides the primary commercial air service for the entire tri-county area.

Economy

The economy of Redmond is distinguished by its industrial resilience and rapid growth, consistently outperforming national benchmarks. The Bend-Redmond Metropolitan Statistical Area (MSA) has secured a spot in the Milken Institute's top ten best-performing small cities every year since 2018, and as of 2026, it is currently ranked fourth in the nation. This high standing is driven by exceptional five-year wage and job growth, alongside a burgeoning high-tech sector.

Redmond's industrial base is diverse, featuring major employers in advanced manufacturing, aviation, and distribution. Notable companies include BasX Solutions, which specializes in high-efficiency data center cooling, and consumer-facing brands like PCC Schlosser. The city's business-friendly environment and availability of industrial land continue to attract traded-sector companies that seek to leverage the region's robust logistics infrastructure.

Culture and Lifestyle

Redmond offers a community-focused lifestyle that maintains a traditional high-desert charm while embracing modern growth. Often referred to as "The Hub," the city serves as a gateway to Smith Rock State Park and the Crooked River National Grassland, making it a favorite for rock climbers, hikers, and anglers. The downtown core has undergone significant revitalization, featuring a growing collection of craft breweries, rooftop bars, and boutique shops that cater to a younger, active demographic. Redmond also serves as the host of the Deschutes County Fair and Rodeo, an event that anchors the city's identity as a cultural gathering point for the rural and urban populations of Central Oregon alike.



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Walt Ramage, Partner/Principal Broker

*Broker specializing in investment sales, and development (horizontal and vertical).
Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024*

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

“My background as a developer and as a state licensed assistant appraiser sets me apart. I’ve purchased bare dirt and gone vertical. I’ve been in the trenches. I’ve been the one personally guaranteed on a note. I’ve experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I’ve been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners.”

BUILD ON THE POWER
OF OUR NETWORK



325+
Offices

65
Countries



1.1+ Billion
Square Feet of Property Managed

5,800+
Professionals



\$20 Billion
Billion Transaction Volume

NAI Global

A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

**exceeding clients' expectations
to grow relationships**



We are Here.



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