

# FOR LEASE

4,750 SF | \$1.35/SF NNN | Industrial Warehouse

62864 NE Oxford Ct, Bend OR 97701



## PROPERTY OVERVIEW

**LEASE RATE:** \$1.35/RSF  
**ESTIMATED NNN:** \$0.28/RSF  
**ZONING:** IL (LIGHT INDUSTRIAL)

- Industrial space with private office (w/ AC) and private restroom
- 14' roll up door
- Option available to use shared loading dock
- Reznor Heater
- 3 phase 200 amp power

## SUMMARY

±4,750 SF of industrial space available within the Empire Cold Storage facility in Bend. This dry warehouse offers dock-high loading, ideal for efficient shipping and receiving, with convenient access to Highway 97.

The space includes a private office and one restroom, making it well-suited for distribution, storage, or light industrial users.

Excellent location for businesses needing reliable logistics access in Central Oregon.

**Connor Stephenson**

Oregon Property Manager license no. 20125416

✉ cstephenson@ksstone.com

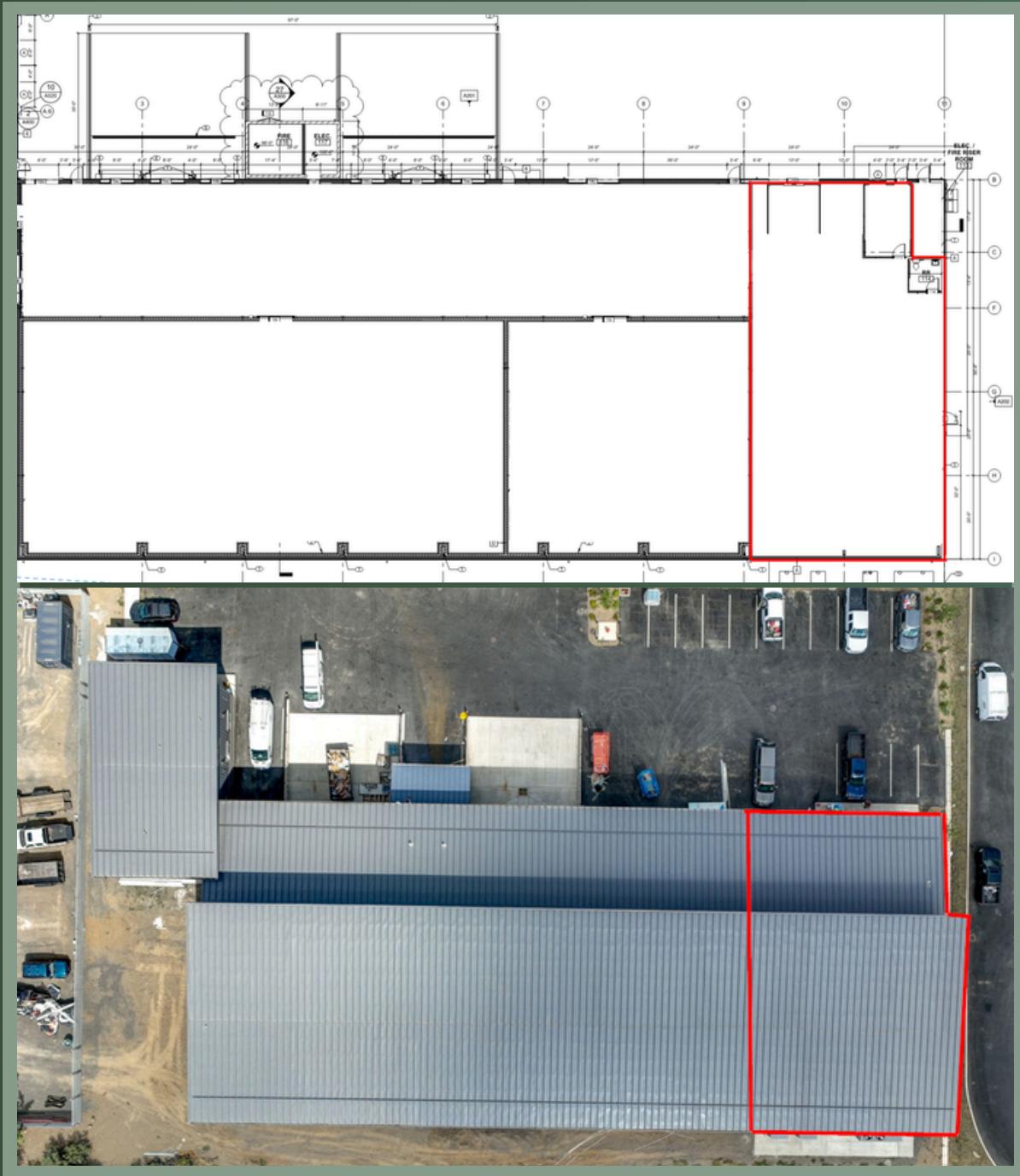
☎ 503-828-2341

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**PONDEROSA  
MANAGEMENT**

# SITE PLAN



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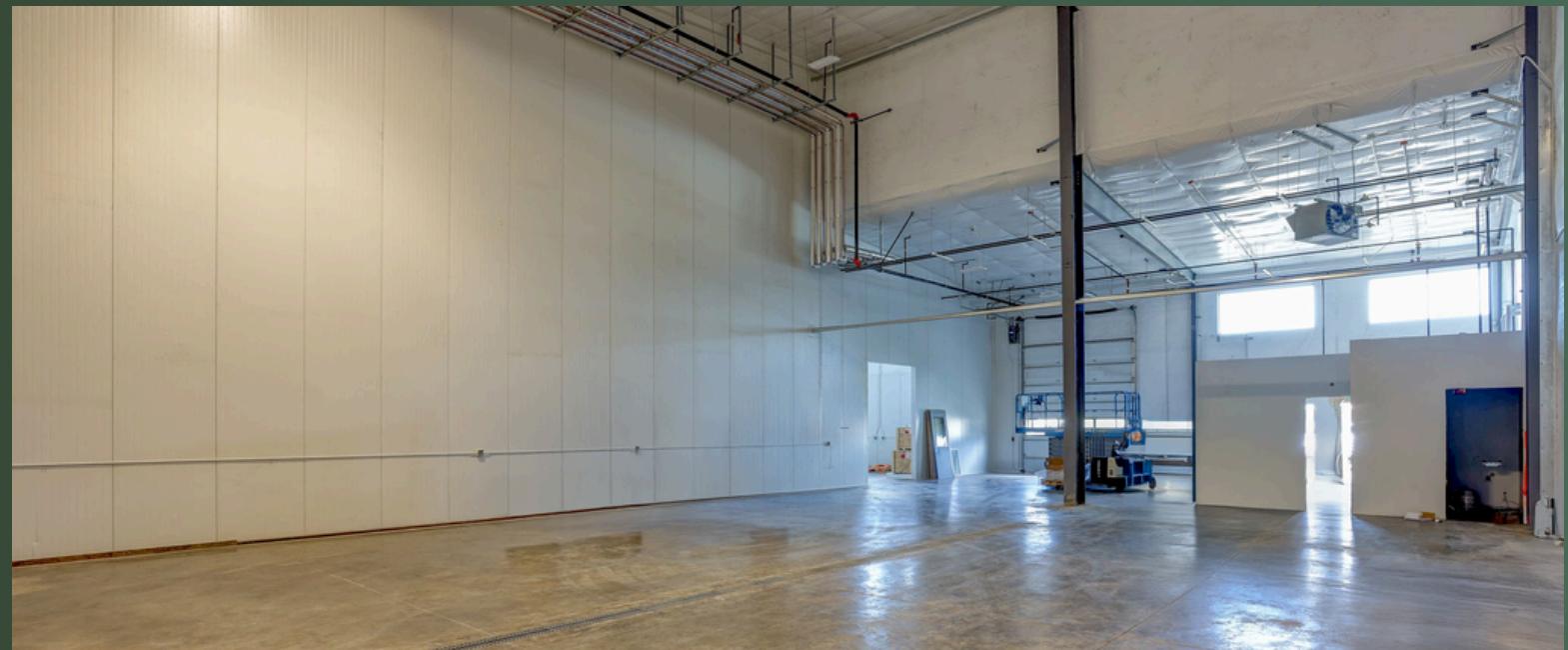


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