

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

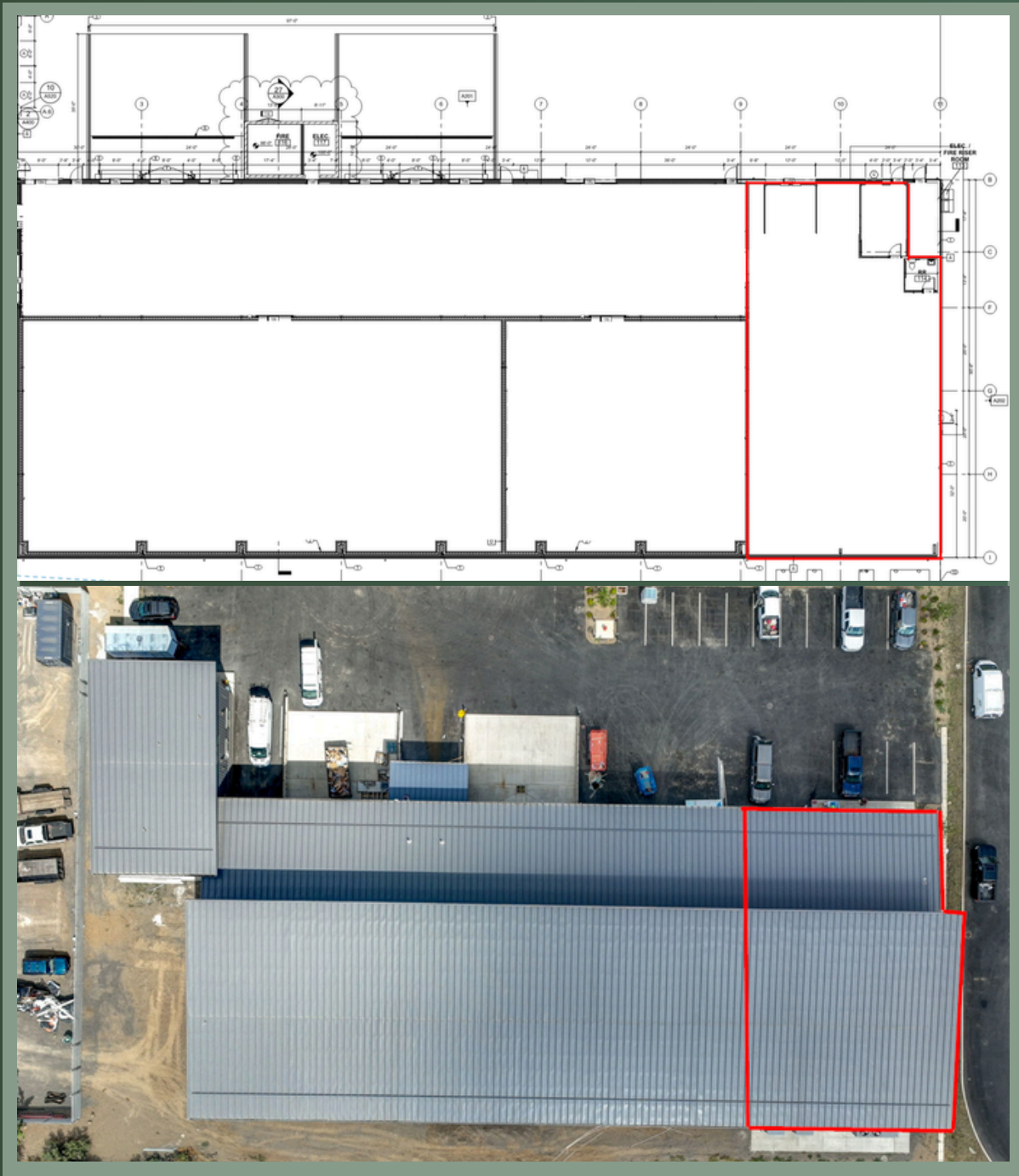
☎ 503-828-2341



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MANAGEMENT**

The information contained in this marketing material has been provided from sources deemed reliable; however, the accuracy of this information has not been independently confirmed no representations or warranties as to its completeness or correctness have been or will be made. No due diligence or investigation related to the property, including but not limited to square footage has been completed. Prospective tenants are encouraged to perform their own independent verification of all information contained herein.

SITE PLAN



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