

FOR LEASE



THE BEACON

2605 & 2405 South 1st Street | Redmond, Oregon 97756



Highlights

- Est. CAMs \$0.30/SF/Mo.
- Four Suites for lease between 2,406 to 4,697 +/- RSF
- Three Phase Electrical Service to each Suite
- New Construction
- Fully Sprinkled
- 14-foot roll-up door in each suite
- 6-inch Poured Slab
- Signage to each Suite

For Lease:

Suites A1, A7A, B6

Lease Rate: \$1.20/SF/Mo. NNN

Suite A2

(SDCs paid for Indoor Athletic Use)

Lease Rate: \$1.50/SF/Mo. NNN

Food Cart Pad W/ Utilities

\$1,000 MONTHLY BASE RENT

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With You Every Square Foot of the Way.

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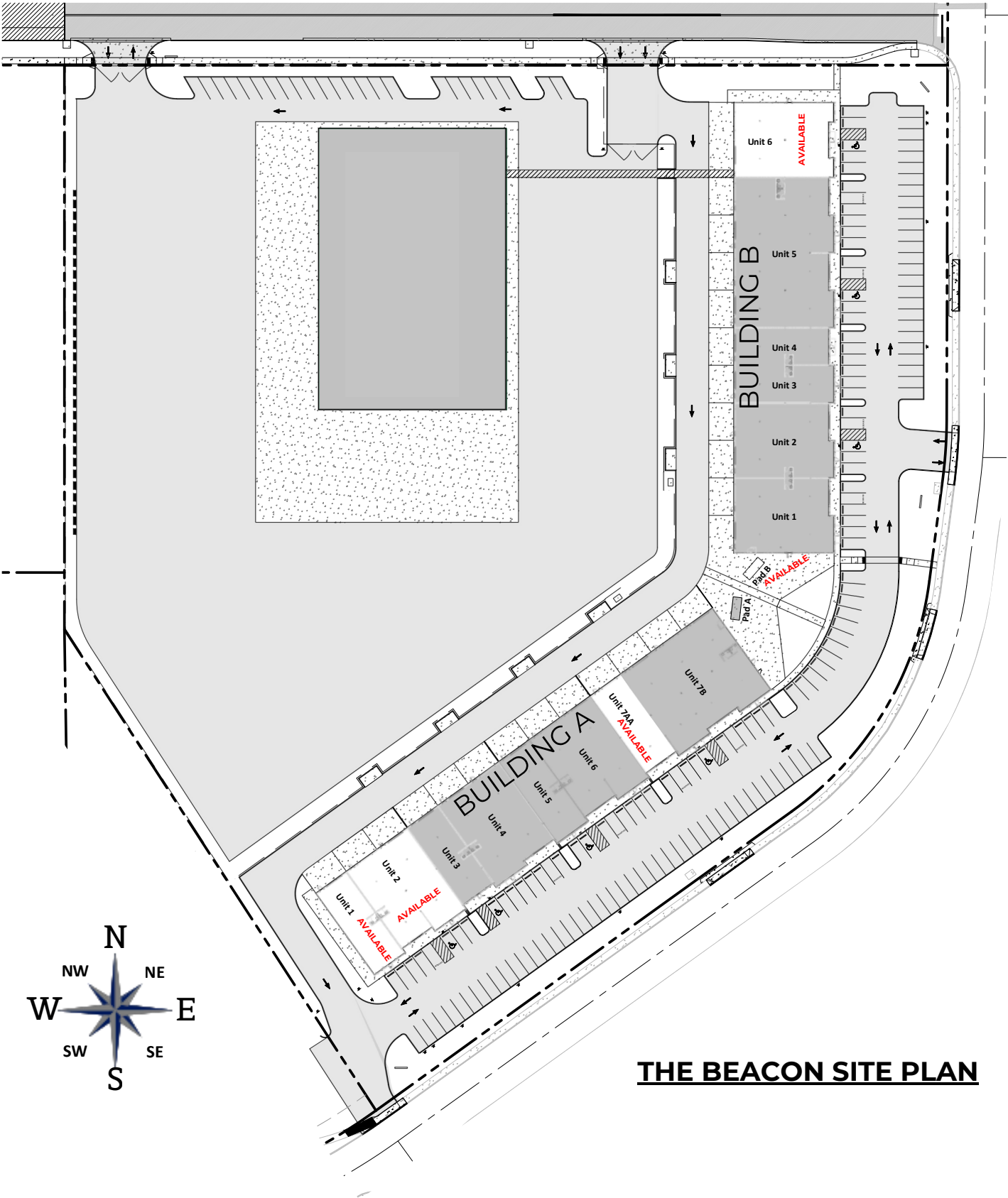


PROPERTY OVERVIEW:

Beacon Industrial Campus is situated in Redmond's Airport Business Center (ABC), providing strong regional connectivity via Highway 97 and surrounding transportation corridors serving Central Oregon. The campus supports a broad mix of commercial, industrial, and service-oriented users, including light industrial, contractor and trade businesses, manufacturing support, warehouse and distribution, showroom, and flex office-industrial operations.

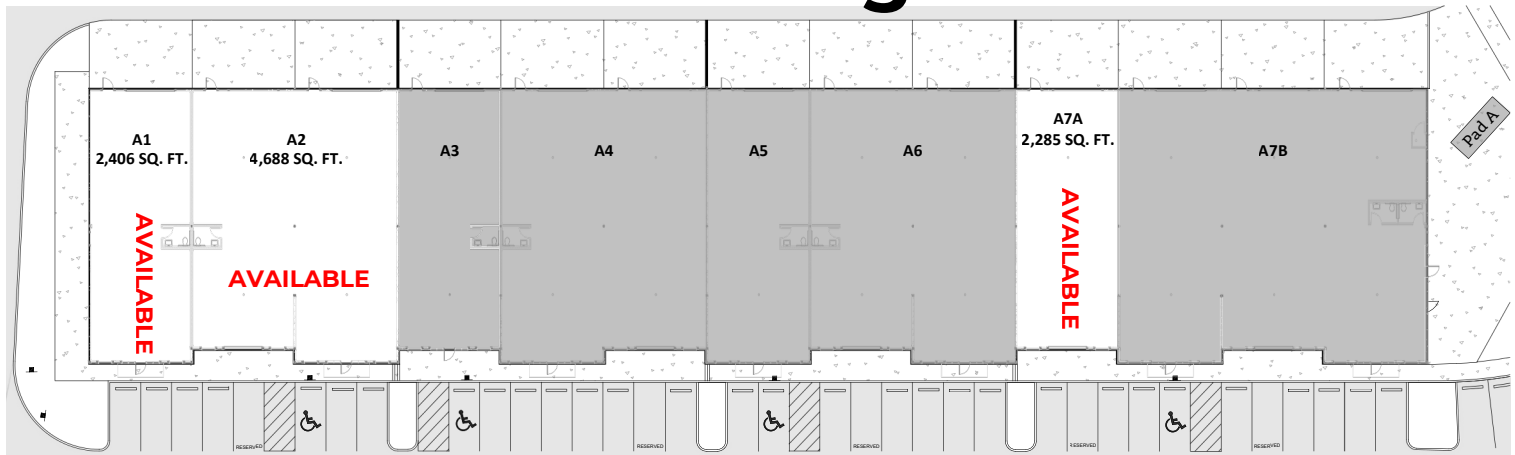
Designed to accommodate a range of users, including light industrial, biotech/pharma, warehouse distribution with office, flex space for design and manufacturing companies, contractor service, and commercial operations. Ample on-site parking and is located five (5) blocks from the Redmond Municipal Airport (RDM). Excellent access to Highway 97 north and southbound as well as Highway 126. Some suites in grayshell condition ready for buildout.

- On-site food carts
- Three Phase Electrical Service to each Suite
- Metal roofing
- Functional clear heights between 14 feet to 21 feet clear height
- 72-inch concrete stem wall
- 14-foot roll-up door in each suite
- Reverse gooseneck lighting for individual tenant signage
- Separately metered for natural gas
- A7A will have a submeter for gas as it's on a shared meter with A7B
- Flexible layouts suitable for a variety of commercial and industrial uses
- Ample on-site parking
- Efficient site circulation

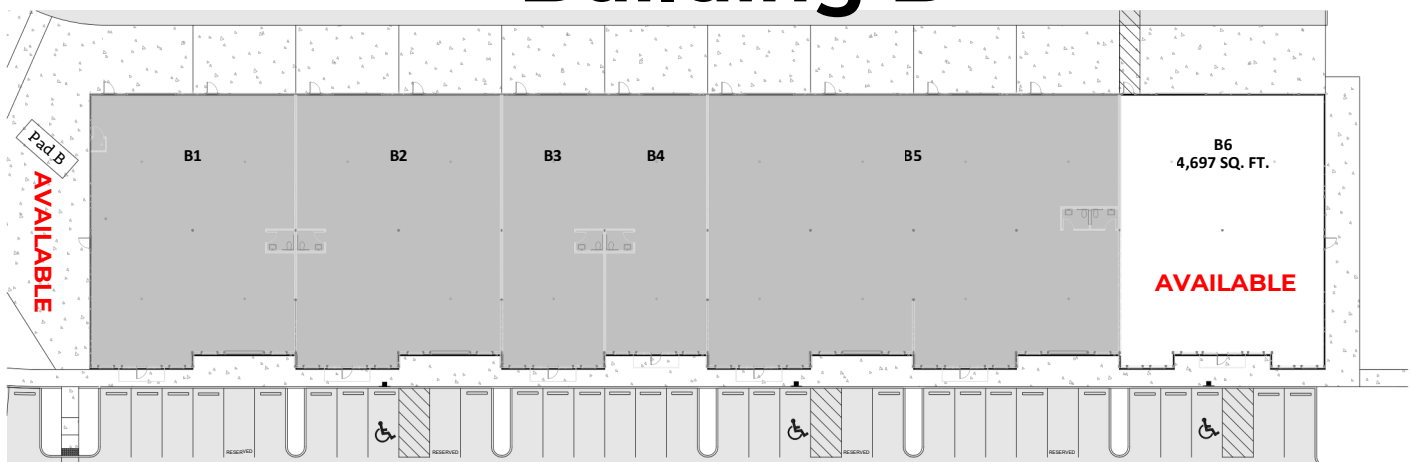


Unit A1:	2,406+/- RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Unit A2:	4,688+/- RSF	\$0.30/RSF/Mo	NNN: \$1.50/RSF/Mo
Unit A7A:	2,285+/- RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Unit B6:	4,697+/- RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Food Cart Pad:	\$1,000 Monthly Base Rent		

Building A



Building B



SUITE B6 PHOTOS



SUITE A7A PHOTOS





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