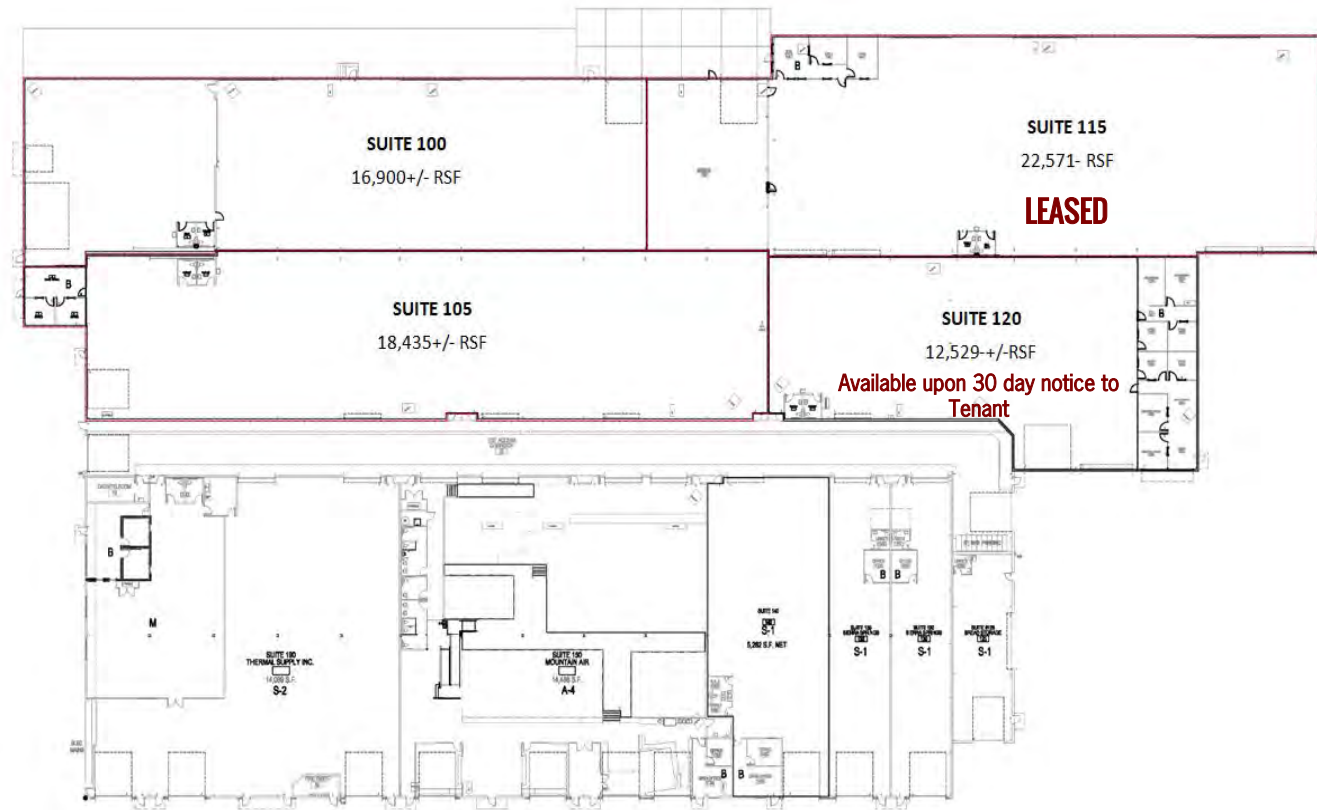


FOR LEASE
INDUSTRIAL WAREHOUSE SUITE



FLOORPLAN MURRAY ROAD INDUSTRIAL CENTER (8.12.2024)



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With you every square foot of the way

DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.

FOR LEASE
INDUSTRIAL MANUFACTURING

MURRAY ROAD INDUSTRIAL CENTER

20495 Murray Road | Bend OR



Lease Rate: \$1.00/SF/Mo + NNN

- From 12,529 +/- RSF to 47,864+/- RSF
- Versatility in Square Footage Configurations Available
- Zoning: Industrial Light (IL)
- CAMS: Estimated at \$0.24/SF/Mo
- Suite #120 Available upon Thirty (30) day notice to Tenant
- Suite #100 & #105 Available Immediately
- Dedicated and Shared Dock High
- Four (4) 18' Roll-up Doors Five (Five) 14' Roll-up Doors
- Three Phase 480v electrical service with 1000+/- amp service

Square Footage Options:

Suite 100: 16,900+/-RSF
Suite 100/105 Combined= 35,335+/-RSF

Suite 105: 18,435+/-RSF
Suite 105/120 Combined = 30,964+/-RSF

Suite 120: 12,529+/-RSF
Suite 120/100 Combined: = 29,429+/-RSF

All Three (3) Suites Available: (100/105/120) 47,864+/- RSF

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SUITE DETAILS Varied Suite Square Footages

- Construction is pre-engineered metal building on a 10" thick concrete floor
- Warehouse portion of the suite measurements estimated:
 - Eastern wall clear height is 17.3 +/- at eave and slopes east to west
 - West clear height is 23.11 ft
- Natural Gas Heat, fiber-optics cabling to building
- Various small private offices
- Manufacturing, Production, Warehouse
- Easy access to north and southbound Highway 97
- Visibility from Bend Parkway (Highway 97)
- 131 total shared parking stalls/approximately 1 stall per every 840/RSF
- Building size: 115,094/SF per county/ 5.68/Acres on IL (Light Industrial) Zoned Land

