

FOR LEASE  
MOVE-IN READY FLEX WAREHOUSE W/MEZZANINE



*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  
MOVE-IN READY BREWERY/TASTING ROOM

## JACKPINE INDUSTRIAL PARK

611 NE Jackpine Court | Redmond, Oregon



For Lease: 2,280 +/- SF  
**New Reduced Lease Rate: \$0.95/RSF/MO**

- New Modern Construction Built in 2016
  - » Building A - Suite 2: 2,280 +/- SF
  - » Ready for Immediate Occupancy
- Excellent visibility & access to Highway 97 north and south bound
- Zoning: M1 - Light Industrial
- Est CAMs at \$0.35/SF/Mo

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## AVAILABLE SUITE - BUILDING A SUITE 2: VERSATILE FLEX WAREHOUSE

Suite includes the following amenities:

- 14 foot roll up door
- Mezzanine area-private office area
- 1 inch water line
- Permitted for food production/brewery
- Floor drains and french drain
- 200 amp electrical panel
- Roof top solar panel offsetting electrical expenses
- 8 foot by 10 foot cold storage room
- Tasting room with separate entrance, utility connections for dishwasher, refrigerators, electrical
- Outdoor fenced & gravel covered area for outdoor events & gatherings

