

FOR SALE

3.87 AC | \$1,517,915

Light Industrial Land
Ideal for Owner-User or Developer
62830 Boyd Acres Rd, Bend, OR 97701



RARE LARGE INDUSTRIAL LOT IN NE BEND



Kristie Schmitt, CCIM | Graham Dent, SIOR

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FOR SALE

\$1,517,915

Light Industrial Land Ideal for Owner-User or Developer

PROPERTY DETAILS

Sale Price:	\$1,517,915
Lot Size:	3.87 Acres
Land Price/SF:	\$9.00/SF
Bldg. Size:	2,520 SF
Zoning:	Light Industrial (IL)
Sale Type:	Development or Owner-User Opportunity
Utilities:	Power is available to the property. Water and sewer services are nearby.

HIGHLIGHTS

- 3.87 acres of light industrial land in NE Bend
- Includes a 2,520 SF warehouse building
- Ideal site for industrial or flex development
- Excellent opportunity for an owner-user or developer
- Access to Boyd Acres Road, NE 18th Street, Empire Avenue, and Highway 97
- Surrounded by established industrial users including Jeld-Wen, Builders FirstSource, and Swire Coca-Cola
- Light Industrial (IL) zoning allows a wide range of uses
- Ample space for new construction, storage, or yard operations



Bend, Oregon

With a population of 104,559, Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Nestled in the heart of the Old Mill District in Bend, Oregon, this prime locale offers a bustling entertainment and shopping hub. Visitors to this dynamic area can indulge in various activities, from upscale shopping at premium outlets to attending events at the Hayden Homes Amphitheater. Being less than one mile from Downtown Bend, the location offers convenient access to the city's lively center. Here, patrons can immerse themselves in the eclectic mix of shops, art galleries, and cultural attractions. Additionally, it's conveniently situated near Market of Choice and the picturesque Deschutes River with opportunities for outdoor pursuits like trail exploration, stand-up paddleboarding, and kayaking.

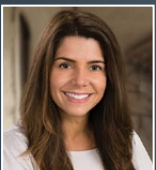


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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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