

## 3.18+/-ACRES USABLE LAND & BUILDING

855 NW Pershall | Redmond, OR 97756



### LEASE RATE: \$6,400.00/MO/MG

\*Users must fall within Deschutes County EFUTRB Zoning Guidelines.

#### MODIFIED GROSS: Tenant pays Utilities & Snow Removal

- 9+/- Acres Total (3.18+/- Usable-Yard)
- 1,984+/-RSF Warehouse Building with electric, propane heat. Landlord willing to provide restroom solution.
- Fenced & Gated
- Located just west of the O'Neil Highway/Hwy 97 Intersection
- Adjacent to Cinder Butte Rock Products

#### YARD SPACE FOR LEASE- JUST 3 MILES FROM REDMOND!

3.18+/- Acre yard space is fenced, gated, and ready for use. Warehouse building for storage and operational needs. Tenant gains privacy and security with fully fenced yard including controlled access. Easy access to Highway 97 and just minutes to Redmond and the north retail corridor

Please contact listing Broker for details.

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Looking East

Goggle Earth 2.11.2025