



FOR SALE | INDUSTRIAL INVESTMENT PROPERTY

FULLY LEASED | 14 TENANTS | 17,640 SF

\$2,550,000 (\$144.56/SF) | 6.56% CAP RATE

1560 NE 1ST STREET | BEND, OR 97701

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES

ROBERT RAIMONDI, CCIM, BROKER

THE OFFERING



ESTABLISHED MULTI-TENANT INVESTMENT

1560 NE 1st Street offers the opportunity to acquire a well-established, multi-tenant industrial investment in Bend's Midtown commercial district. Priced at just **\$144.56 per square foot**, the property represents exceptional value for a **fully leased** industrial asset in Bend. The building includes **14 industrial suites** totaling approximately **17,640 square feet**, with **eight 1,200-square-foot units** and **six 1,340-square-foot units**. This small-bay configuration supports a diverse tenant mix and has historically maintained **very low vacancy**.

The property is fully leased and currently generates **\$18,373 in gross monthly rental income**. At a **6.56% capitalization rate**, the asset provides immediate cash flow with additional value-add potential through professional property management, strategic renewals, and adjustments toward current market rents.

Located near Business Highway 97, the Bend Parkway, and downtown Bend, the property offers convenient access for tenants, employees, and customers. Its central location, proven occupancy history, and functional suite sizes make 1560 NE 1st Street a compelling industrial investment with stable in-place income and potential for future NOI growth.

PROPERTY SUMMARY	Sale Price	\$2,550,000
	Price Per SF	\$144.56
	Cap Rate	6.56%
	NOI	\$167,215
	Address	1560 NE 1st Street, Bend, OR 97701
	Tax Lot	171232AA00300
	Building Size	17,640 SF
	Lot Size	0.91 Acre
	No. of Suites	14
	Suite Mix	Eight 1,200 SF suites and six 1,340 SF suites
	Year Built	1974
	Zoning	Mixed Employment (ME)
	Parking	25 onsite spaces
	Electrical	100 amp service per unit
	Tenancy	Fully leased

INVESTMENT HIGHLIGHTS



FULLY LEASED ASSET

14 industrial suites with historically low vacancy



6.56% CAP RATE

Attractive investment opportunity with established in-place income



LOW PRICE PER SF

Priced at just \$144.56/SF for a fully leased industrial investment



SMALL-BAY SUITE MIX

Eight 1,200 SF units and six 1,340 SF units



CENTRAL LOCATION

Near Business 97, the Bend Parkway, and downtown



ME ZONING

Supports a range of employment and light industrial uses



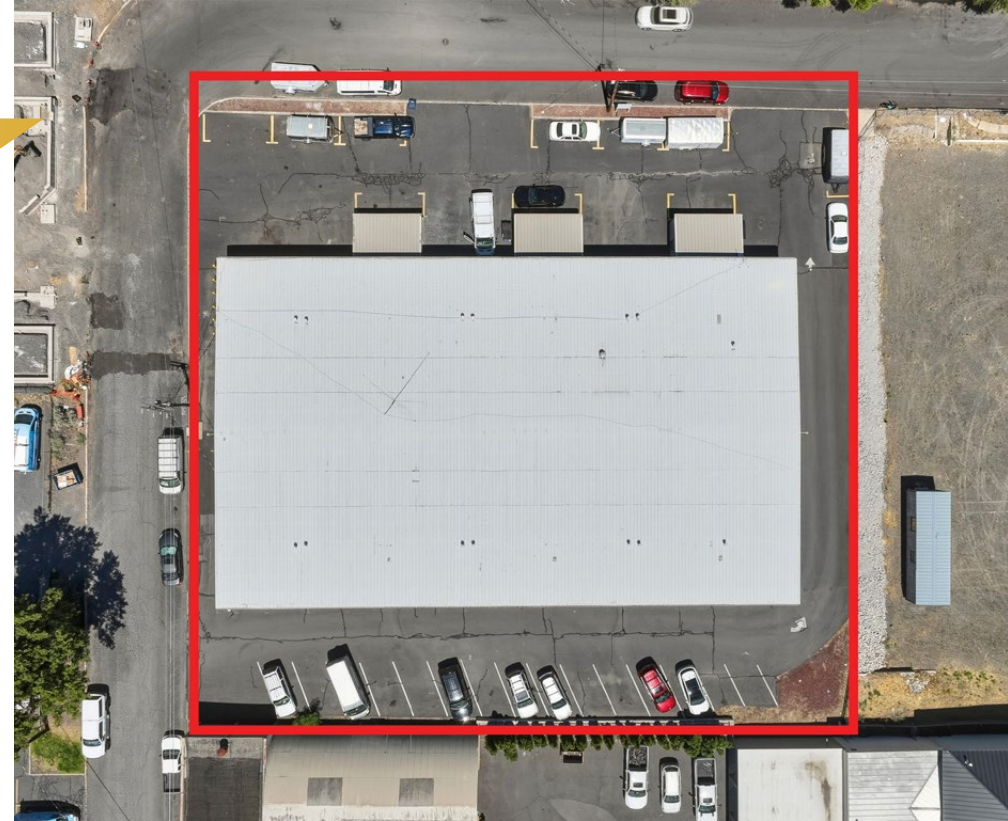
AMPLE ONSITE PARKING

25 onsite spaces serving tenants and visitors



100 AMP SERVICE PER UNIT

Adequate power capacity for most small industrial users



BUILDING PHOTOS



1560 NE 1ST STREET | BEND, OR 97701

LOCATION

STRATEGIC CENTRAL BEND LOCATION

1560 NE 1st Street is centrally located in Bend's established Midtown industrial district, just east of the Bend Parkway and west of Business Highway 97. The property offers convenient north-south access through the city and is positioned near key east-west routes, including NE Greenwood Avenue/Highway 20.



1560 NE 1ST ST



NE 3RD ST / BUS HWY 97 - 29,476 AADT

HWY 20 / NE GREENWOOD AVE - 31,052 AADT

INDUSTRIAL INVESTMENT PROPERTY

1560 NE 1ST STREET | BEND, OR 97701



EXCLUSIVELY LISTED BY:



ROBERT RAIMONDI, CCIM

Broker

Cell 541.771.2020

rraimondi@compasscommercial.com

Broker is 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.

