

FOR LEASE

9,078 SF | \$1.65/SF/MO. NNN

Industrial Building Near Downtown Bend

1260 NE 1st Street, Bend, OR 97701



PRIME LOCATION WITH BOTH OUTSIDE AND MEZZANINE STORAGE



Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM
Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

\$1.65/SF/MO. NNN

Industrial Building Near Downtown Bend

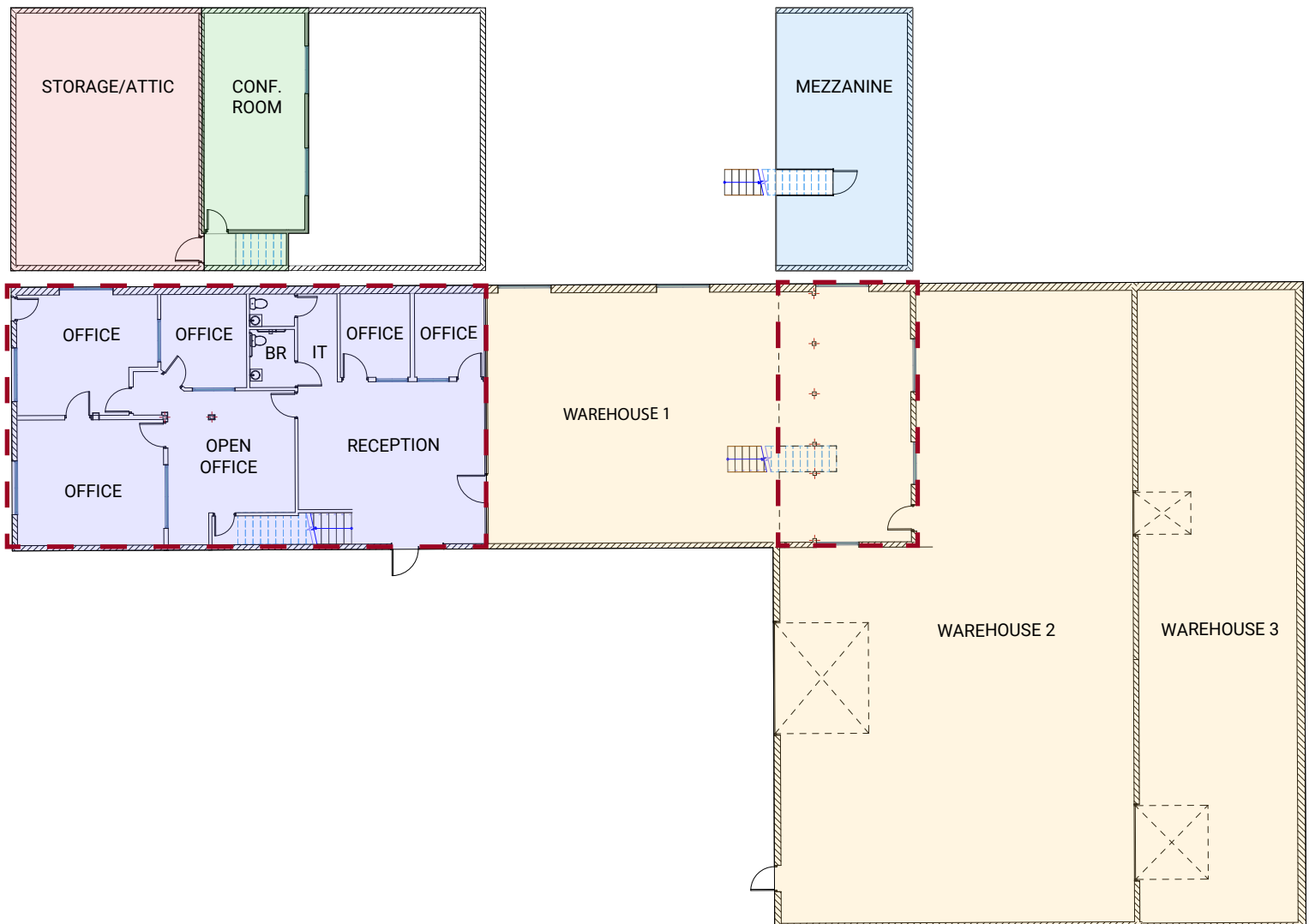
PROPERTY DETAILS

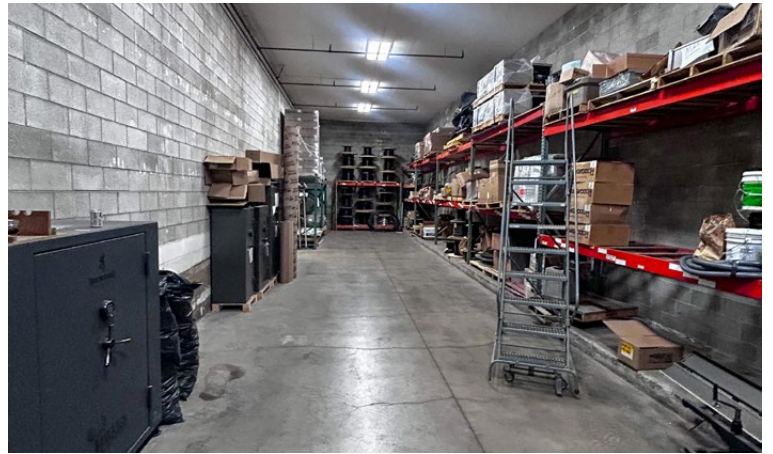
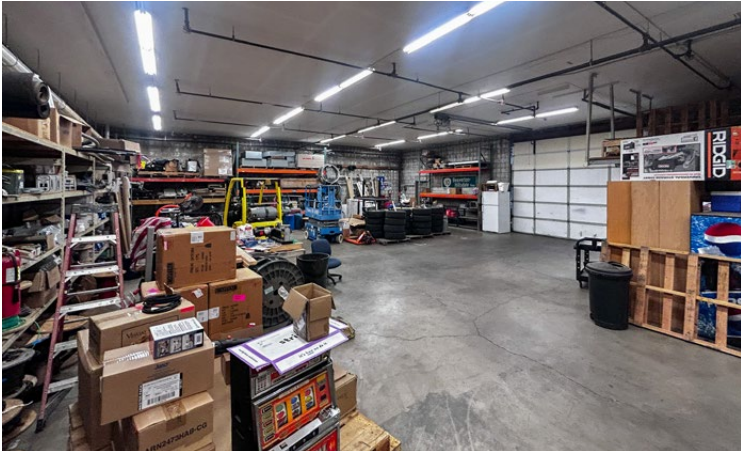
Bldg. Size: 9,078 SF
Lease Rate: \$1.65/SF/Mo. NNN
CAMs: Est. at \$0.35/SF/Mo.
Zoning: Mixed Employment (ME)
Parking: Ample onsite spaces

HIGHLIGHTS

- Fenced yard with room for outdoor storage
- Frontage on 1st Street
- 12 ft. roll-up door
- Additional 1,366 SF of upstairs mezzanine, conference room, and storage space
- Zoning allows for a wide variety of commercial uses
- Easy access to Bend Pkwy and Hwy 97

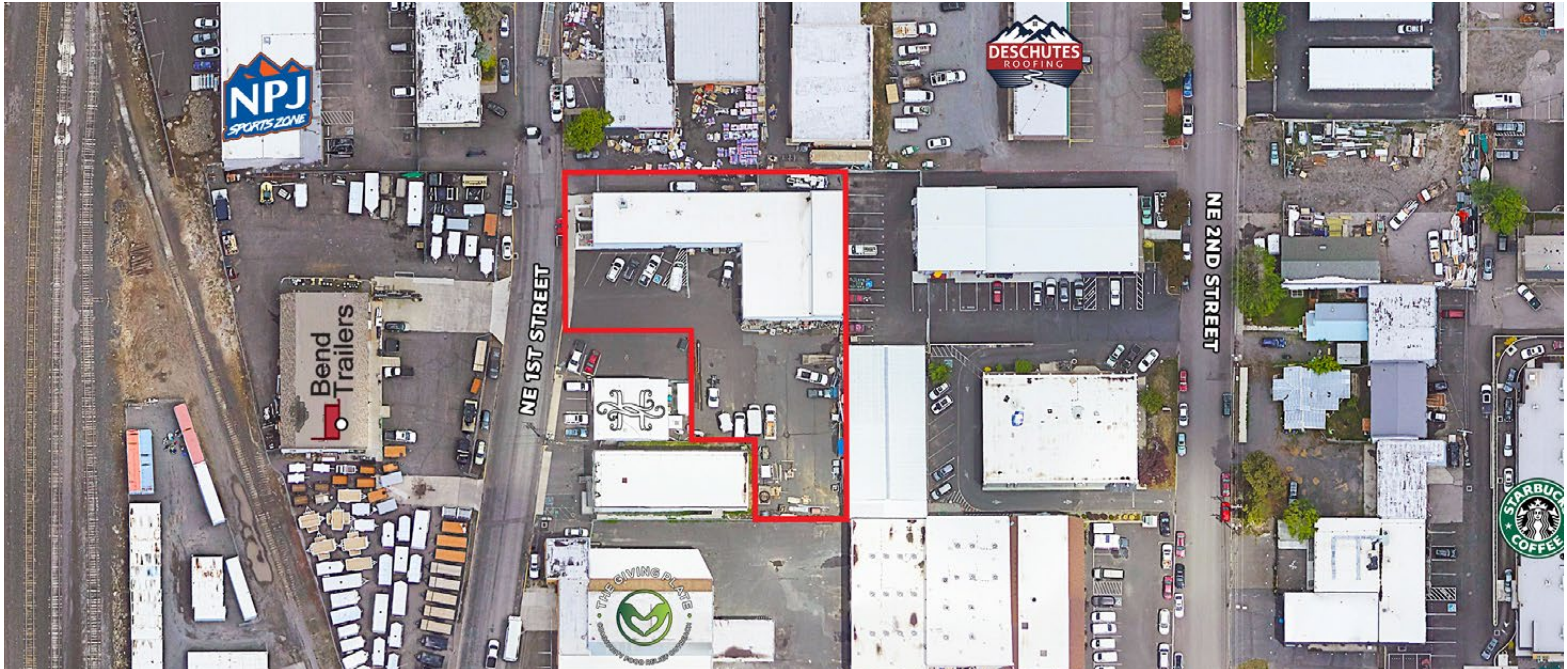
FLOOR PLAN





FOR LEASE

1260 NE 1st Street, Bend, OR 97701



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.



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Russell Huntamer, CCIM
Partner, Principal Broker
Cell 541.419.2634
rh@compasscommercial.com



Eli Harrison
Broker
Cell 541.977.2890
eharrison@compasscommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES