

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



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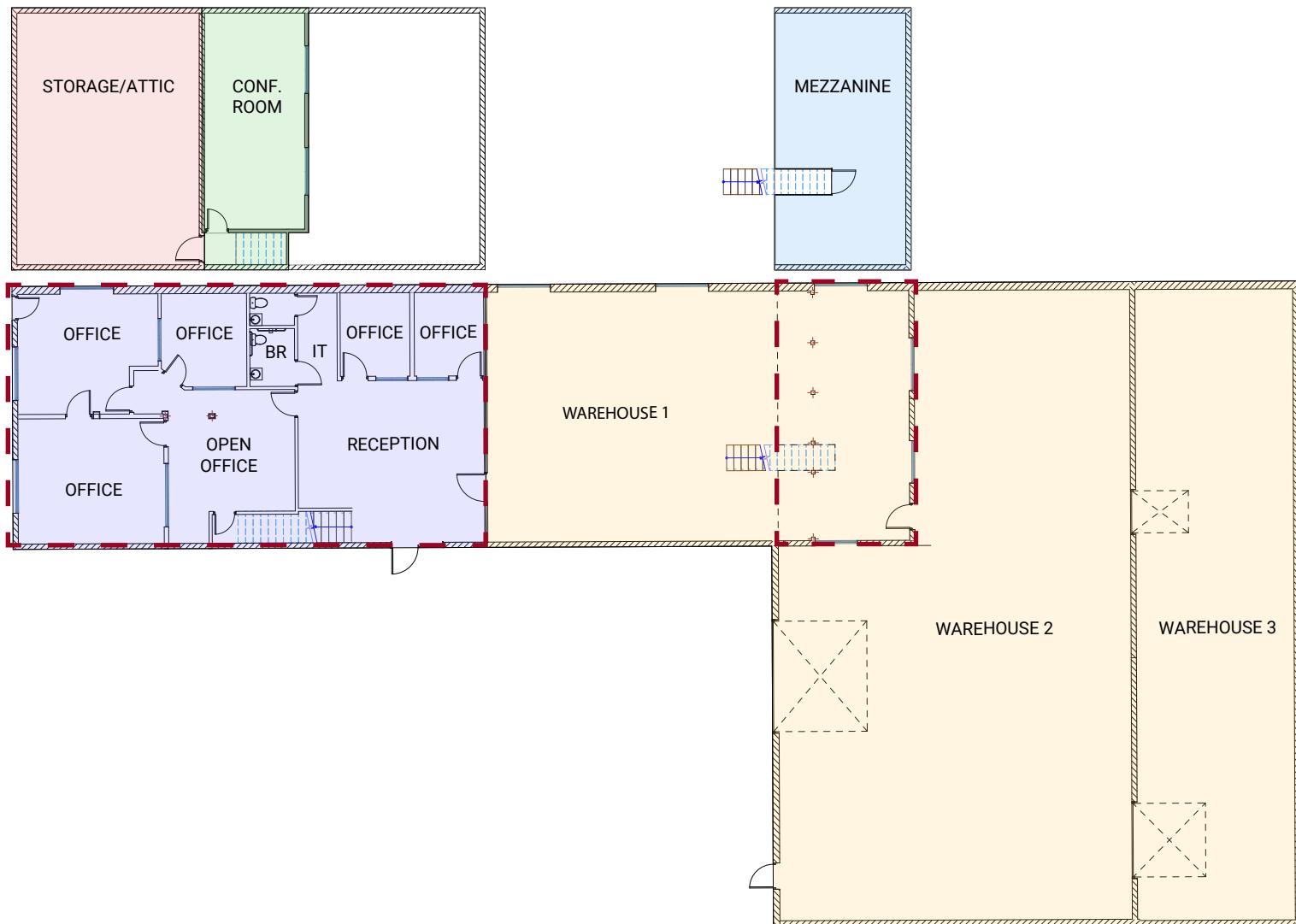
PROPERTY DETAILS

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

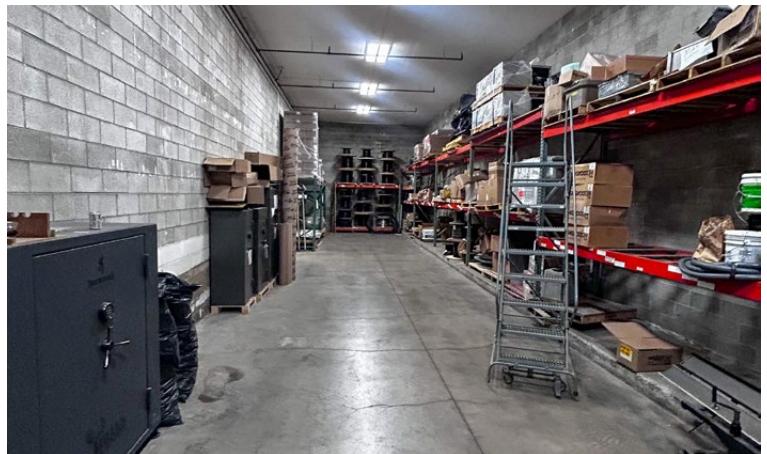
HIGHLIGHTS

- 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

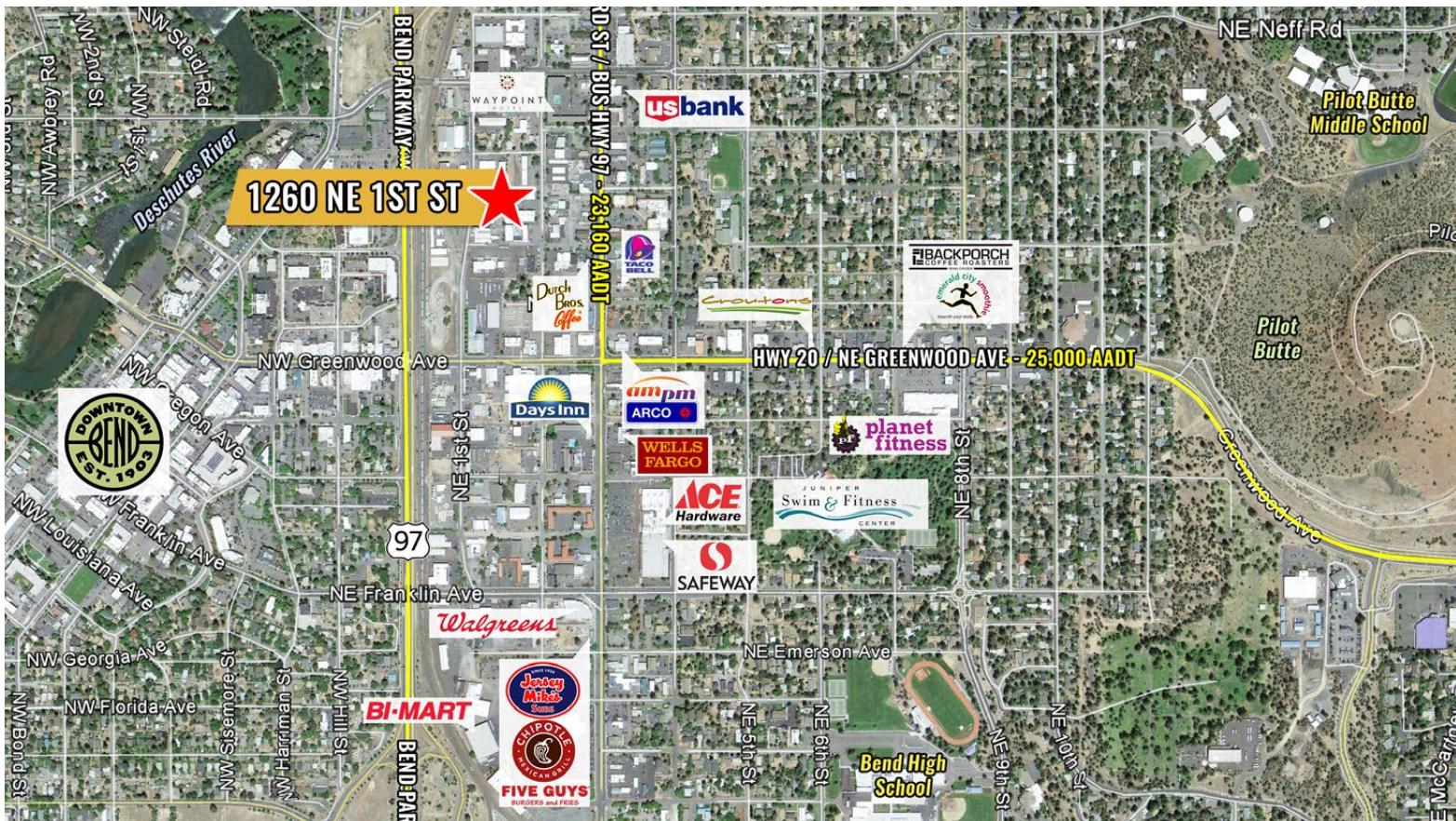
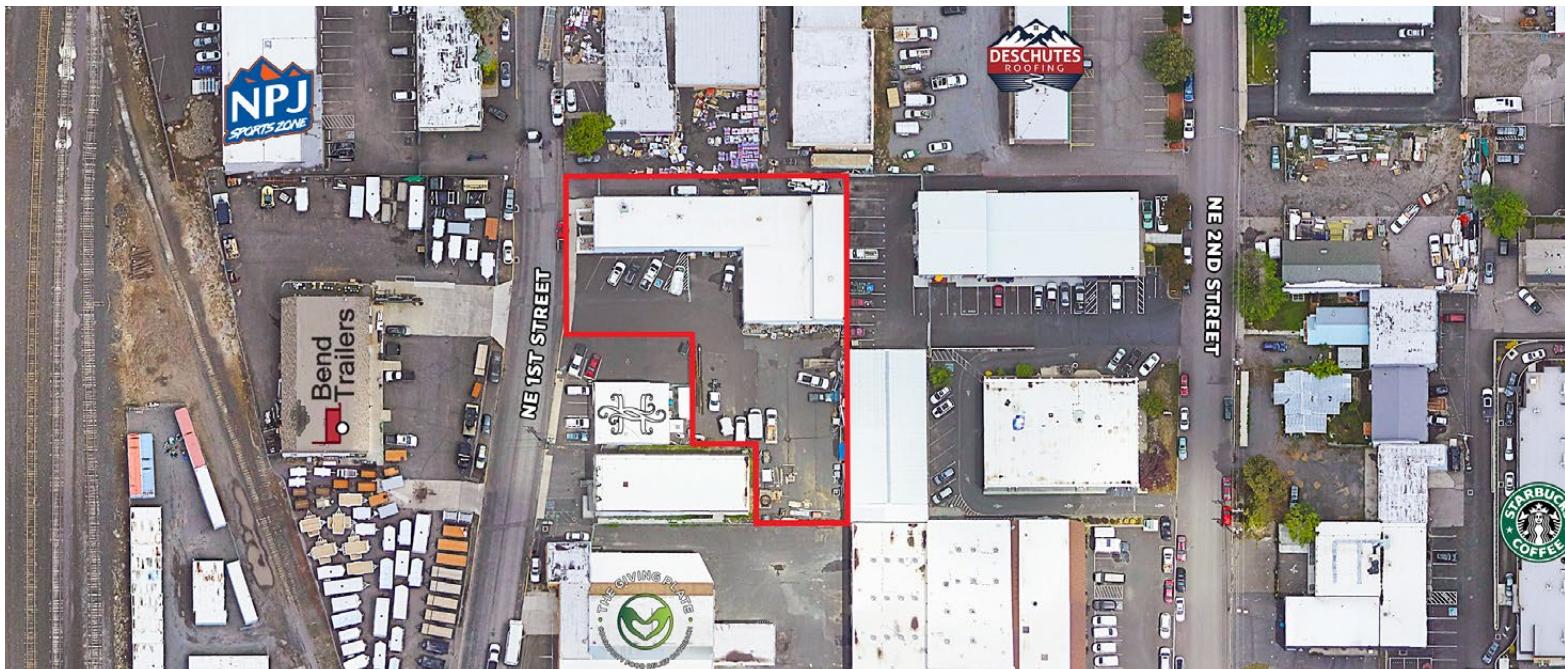


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