

FOR LEASE
INDUSTRIAL SUITE

AMERICAN LANE INDUSTRIAL PARK

20748 Carmen Loop Suite #130 | Bend, OR 97702 97702



LEASE RATE: \$1.05/SF/MO/NNN
Available Now!

CAM's Estimated: \$0.36/SF/MO.
Suite: #130: 2,400+/-RSF

- Single Office, ADA Restroom & Warehouse Space
- Three (3) Phase 208v power in the panel-200 amp panel
- 14' Roll-up Door
- Gas heat in warehouse/Electric heat in office and restroom
- Centrally located, easy access to main arterials

American Lane Industrial Park offers exceptional value, making it an affordable choice for businesses looking to establish or expand their operations. Located in a thriving business hub, the Suite is surrounded by long-term, well-established companies. Prime location provides easy access to Third St (Hwy 97) & Bend Parkway.

SDC's paid for warehouse use, zoned IL (Light Industrial).

Please call listing Broker for details and to tour.



DAN STEELHAMMER, BROKER

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DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
11,132	64,355	110,576

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