

FOR LEASE
INDUSTRIAL WAREHOUSE



LAYTON COURT INDUSTRIAL COMPLEX

1051 SW Layton Court | Prineville, Oregon 97754



LEASE RATE: \$0.85/RSF/MO/NNN

Estimated NNN: \$0.25/RSF

- Three (3) Buildings Totaling 26,863+/-SF
- Land: 1.69/AC
- Zoned: M-1 (Light Industrial)
- New Units-Ready for Immediate Occupancy

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | C 541-390-2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com

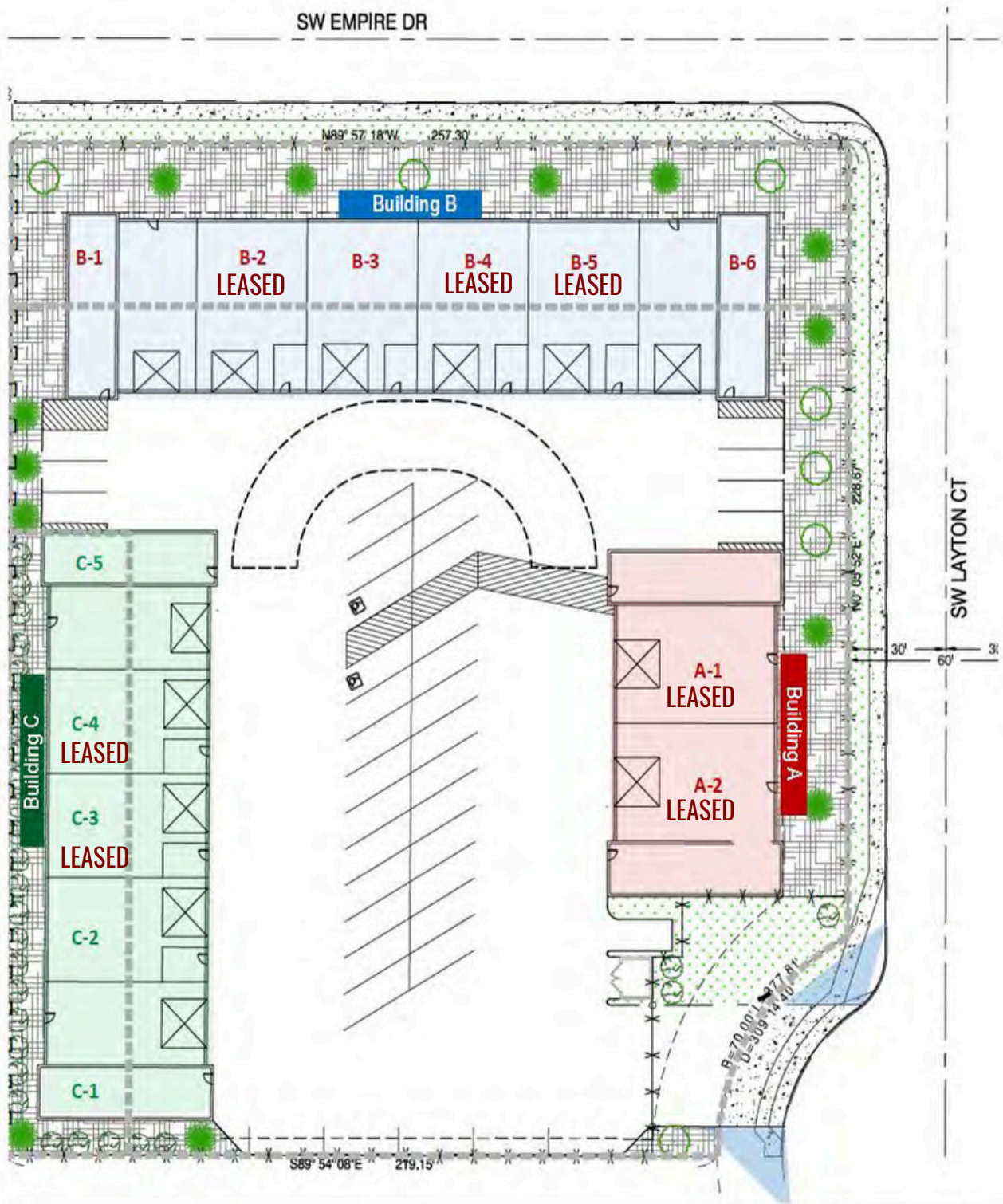


PROPERTY OVERVIEW:

Layton Court Industrial Complex, located in Prineville's Tom McCall Business Park, offers modern industrial space with excellent access to major highways, the airport, and established neighboring businesses. The complex includes three buildings featuring efficient floor plans, quality office space, and flexible warehouse areas ranging from 1,293 to 3,053 RSF, with additional configurations available.

Tom McCall Business Park provides modern infrastructure, full city services, and access to natural gas. Nearby businesses include Facebook, Apple, BTL Liners, Rickabaugh Construction, Lakeside Lumber, Acme Construction Supply, and High Desert Golf Carts.

- Industrial Flex Space (Warehouse-Office-Restroom)
- 12' and 14' grade level roll-up doors into the warehouse
- Units are fully sprinkled
- Wood frame on stem wall construction metal roof
- Masonry wainscoting
- Three (3) Phase 100/200amp electrical service
- Gas/Electric Heat-(End Units have A/C in offices with Economical Mini-Split Units)
- Signage per unit as allowed
- 28 Parking Stalls-Fully Landscaped, Secured entry (gated & fenced), good access for truck deliveries and pick-ups.



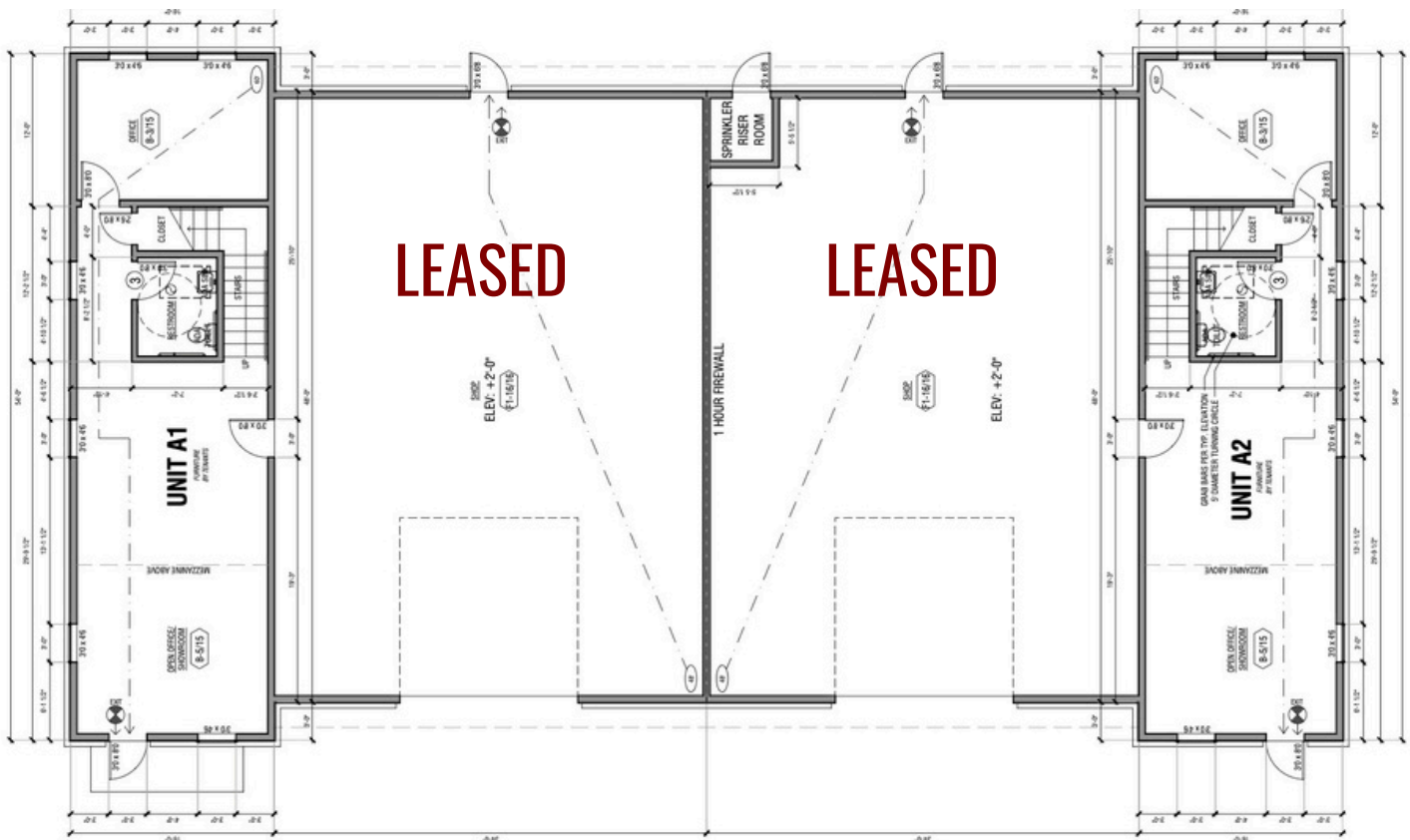
LAYTON COURT INDUSTRIAL CONDOMINIUM COMPLEX

Building A: 6,076+/- SF Total

Two(2)Units with Additional Second Floor Office

FULLY LEASED

Building 2 Floor Plan



Building B: 11,498+/- SF Total

Unit B1:	2,573+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF
Unit B2:	1,559+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF
Unit B3:	1,632+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF
Unit B4:	1,559+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF
Unit B5:	1,602+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF
Unit B6:	2,573+/-RSF	\$0.85/RSF/MO/NNN	NNN: \$0.25/RSF

= UNITS ARE LEASED



Building C: 9,289+/- SF TOTAL

Unit C1:	2,543+/- RSF	\$0.85/RSF	NNN: \$0.25/RSF
Unit C2:	1,440+/- RSF	\$0.85/RSF	NNN: \$0.25/RSF
Unit C3:	1,293+/- RSF	\$0.85/RSF	NNN: \$0.25/RSF
Unit C4:	1,440+/- RSF	\$0.85/RSF	NNN: \$0.25/RSF
Unit C5:	2,573+/- RSF	\$0.85/RSF	NNN: \$0.25/RSF

= UNITS ARE LEASED

