

# INDUSTRIAL OWNER-USER OPPORTUNITY

FOR SALE | \$7,064,750 | 25,690 SF TOTAL | ±1.32 AC

Two-Building Campus | Fully Leased to a Single Tenant Through June 30, 2026



**km** Kidder  
Mathews  
COMPASS COMMERCIAL  
REAL ESTATE SERVICES

20676 & 20680 CARMEN LOOP | BEND, OREGON 97702





## CARMEN LOOP INDUSTRIAL

### INDUSTRIAL OWNER-USER OPPORTUNITY

The offering consists of two standalone industrial buildings on separate tax lots totaling ±1.32 acres in Bend's American Loop Industrial Park. Combined, the buildings provide 25,690 square feet of functional space with upgraded power, multiple grade-level roll-up doors, secure fenced yard areas, and flexible warehouse configurations suited for a wide range of light industrial, manufacturing, fabrication, or service-oriented users.

Both buildings are leased through June 30, 2026 (call listing broker for details), providing short-term income before the property becomes an exceptional owner-user opportunity. With convenient access to SE Reed Market Road, one of Bend's primary east-west corridors, the location offers excellent connectivity to U.S. 97, the Bend Airport, and the broader eastside industrial districts.

The property's two-building configuration allows for operational separation between office, warehouse, and production functions, while the secured perimeter and ample yard space accommodate equipment, fleet parking, and outside storage. Upon lease expiration, the site becomes ideal for an owner-user seeking long-term control of a unified industrial campus in a centrally located Bend submarket.

NORTH BUILDING	Address	20676 Carmen Loop, Bend, OR 97702
	Tax Lot	181209AC00100
	Building Size	14,200 SF
	Lot Size	0.82 acres
	Power	277/480V 3-phase service with two step-down transformers providing 120/208V 3-phase distribution*
	Features	Large open warehouse with 8 roll-up doors, 4 private offices, break room, 3 restrooms
SOUTH BUILDING	Address	20680 Carmen Loop, Bend, OR 97702
	Tax Lot	181209AC01900
	Building Size	11,490 SF
	Lot Size	0.50 acres
	Power	120/208V 3-phase multi-meter service with six 200-amp main breakers*
	Features	2 open warehouses with 4 roll-up doors, offices and restrooms; ±3,509 SF 2-story modern office area with nicely built out offices, conference room, kitchenette, restrooms and glass roll-up door
OFFERING	Total Sale Price	<b>\$7,064,750</b>
	Total Lot Size	1.32 acres
	Total Building SF	25,690 SF
	Number of Buildings	2
	Year Built	2005
	Zoning	Light Industrial (IL)

\*Buyer must verify all electrical specifications for accuracy.



# BUILDING HIGHLIGHTS



## TWO-BUILDING CAMPUS

Standalone industrial buildings on separate tax lots



## SECURED PERIMETER

Fenced yard areas ideal for equipment and outdoor storage



## MULTIPLE GRADE DOORS

Large warehouses and multiple roll-up doors in both buildings



## OFFICE & WAREHOUSE MIX

Modern office areas plus efficient warehouse layouts



## HEAVY 3-PHASE POWER

Robust electrical capacity across both buildings



## STRONG ACCESS

Easy connectivity to SE Reed Market Road and U.S. 97



## FLEXIBLE USES

Ideal for fabrication, light manufacturing, or service users



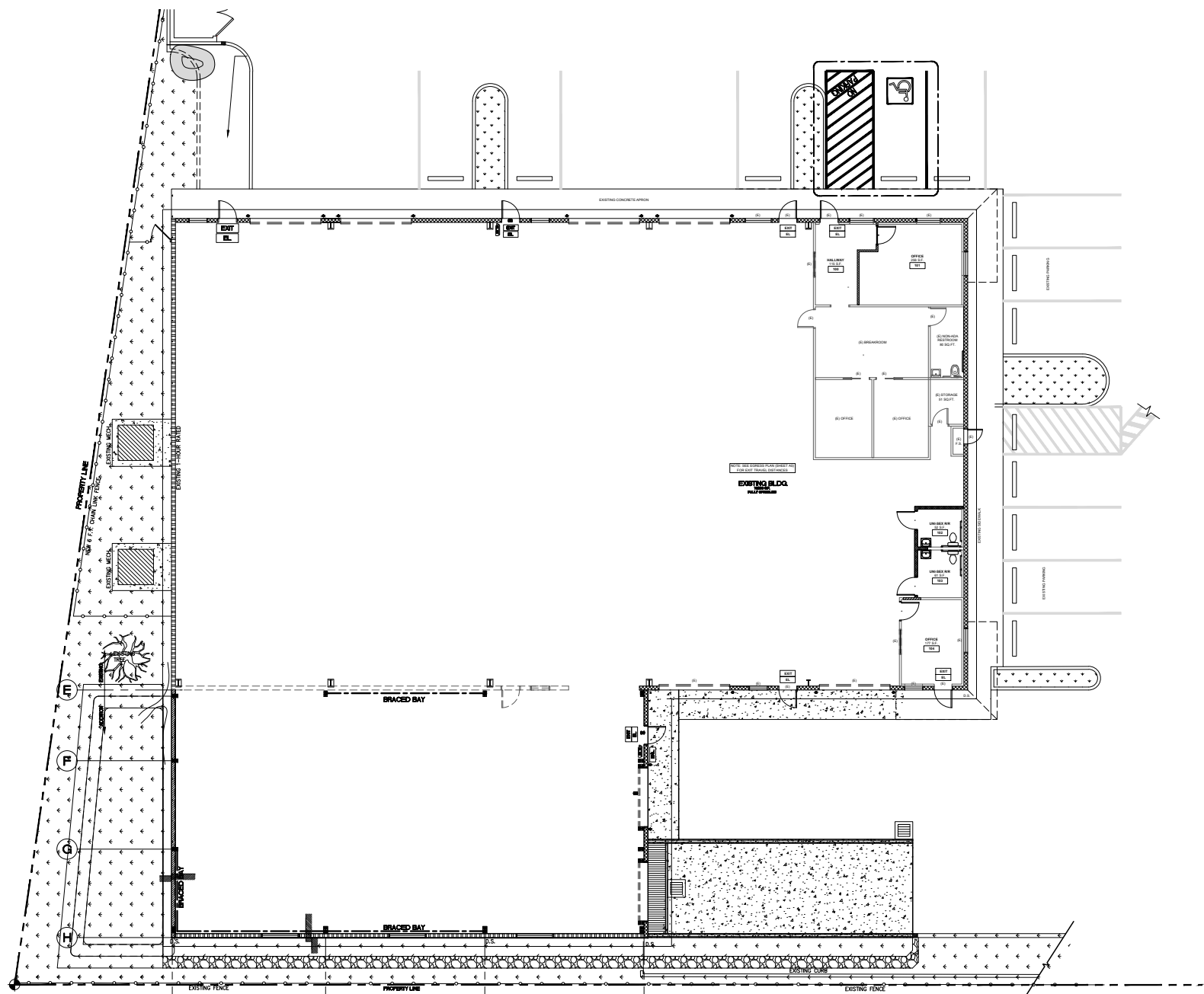
## OWNER-USER OPPORTUNITY

Buildings fully leased to a single tenant through June 30, 2026 (call broker for details)



# 20676 CARMEN LP FLOOR PLAN

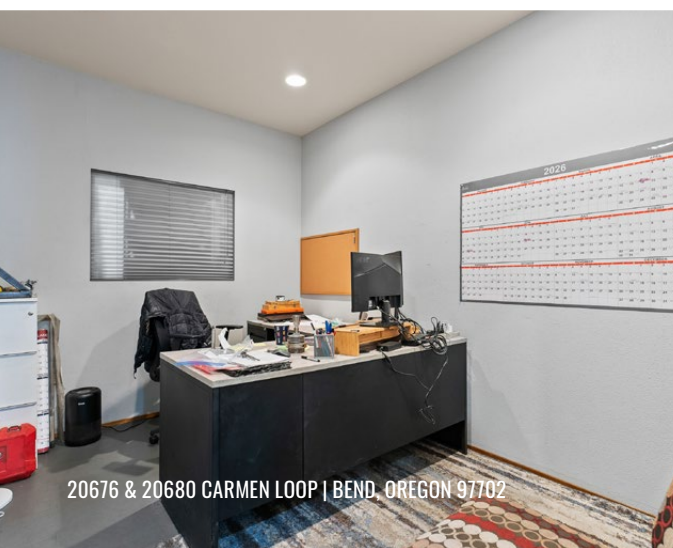
Floor plan is approximate



Floor plan is approximate



# 20676 CARMEN LP PHOTOS



20676 & 20680 CARMEN LOOP | BEND, OREGON 97702





# 20680 CARMEN LP PHOTOS





# LOCATION







**EXCLUSIVELY LISTED BY:**

**20676 & 20680 CARMEN LOOP | BEND, OREGON 97702**



**Jay Lyons, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
[jlyons@compasscommercial.com](mailto:jlyons@compasscommercial.com)



**Scott Murphy, SIOR**  
Broker  
Cell 503.221.2287  
[smurphy@kidder.com](mailto:smurphy@kidder.com)



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