

# 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





## CARMEN LOOP INDUSTRIAL

### INDUSTRIAL OWNER-USER OPPORTUNITY

The offering consists of two standalone industrial buildings on separate tax lots totaling  $\pm 1.32$  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.

<b>NORTH BUILDING</b>	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*
<b>SOUTH BUILDING</b>	Features	Large open warehouse with 8 roll-up doors, 4 private offices, break room, 3 restrooms
	Address	20680 Carmen Loop, Bend, OR 97702
	Tax Lot	181209AC01900
	Building Size	11,490 SF
	Lot Size	0.50 acres
<b>OFFERING</b>	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; $\pm 3,509$ SF 2-story modern office area with nicely built out offices, conference room, kitchenette, restrooms and glass roll-up door
	<b>Total Sale Price</b>	<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



## MULTIPLE GRADE DOORS

Large warehouses and multiple roll-up doors in both buildings



## HEAVY 3-PHASE POWER

Robust electrical capacity across both buildings



## FLEXIBLE USES

Ideal for fabrication, light manufacturing, or service users



## SECURED PERIMETER

Fenced yard areas ideal for equipment and outdoor storage



## OFFICE & WAREHOUSE MIX

Modern office areas plus efficient warehouse layouts



## STRONG ACCESS

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

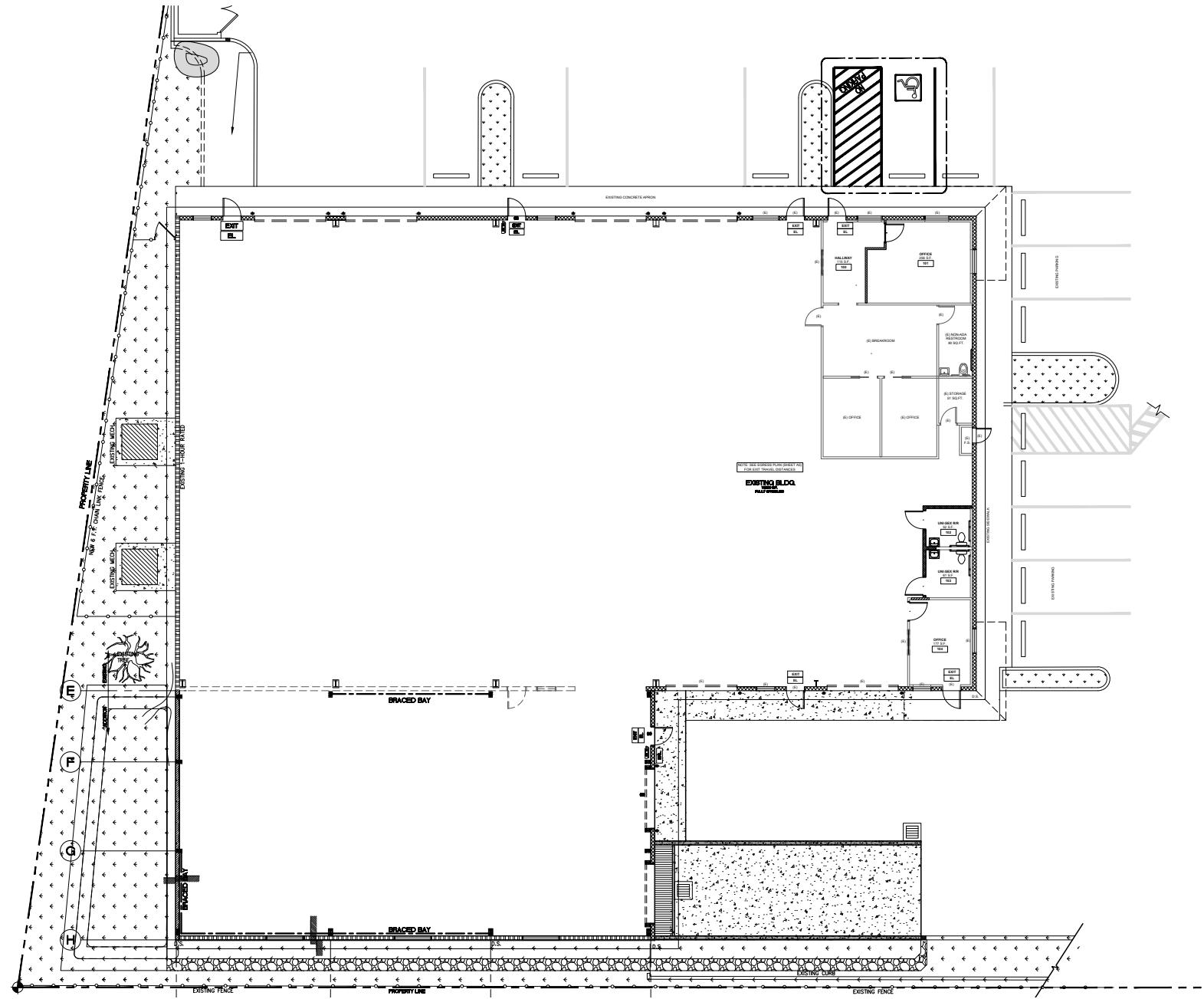


## OWNER-USER OPPORTUNITY

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

# 20676 CARMEN LP FLOOR PLAN

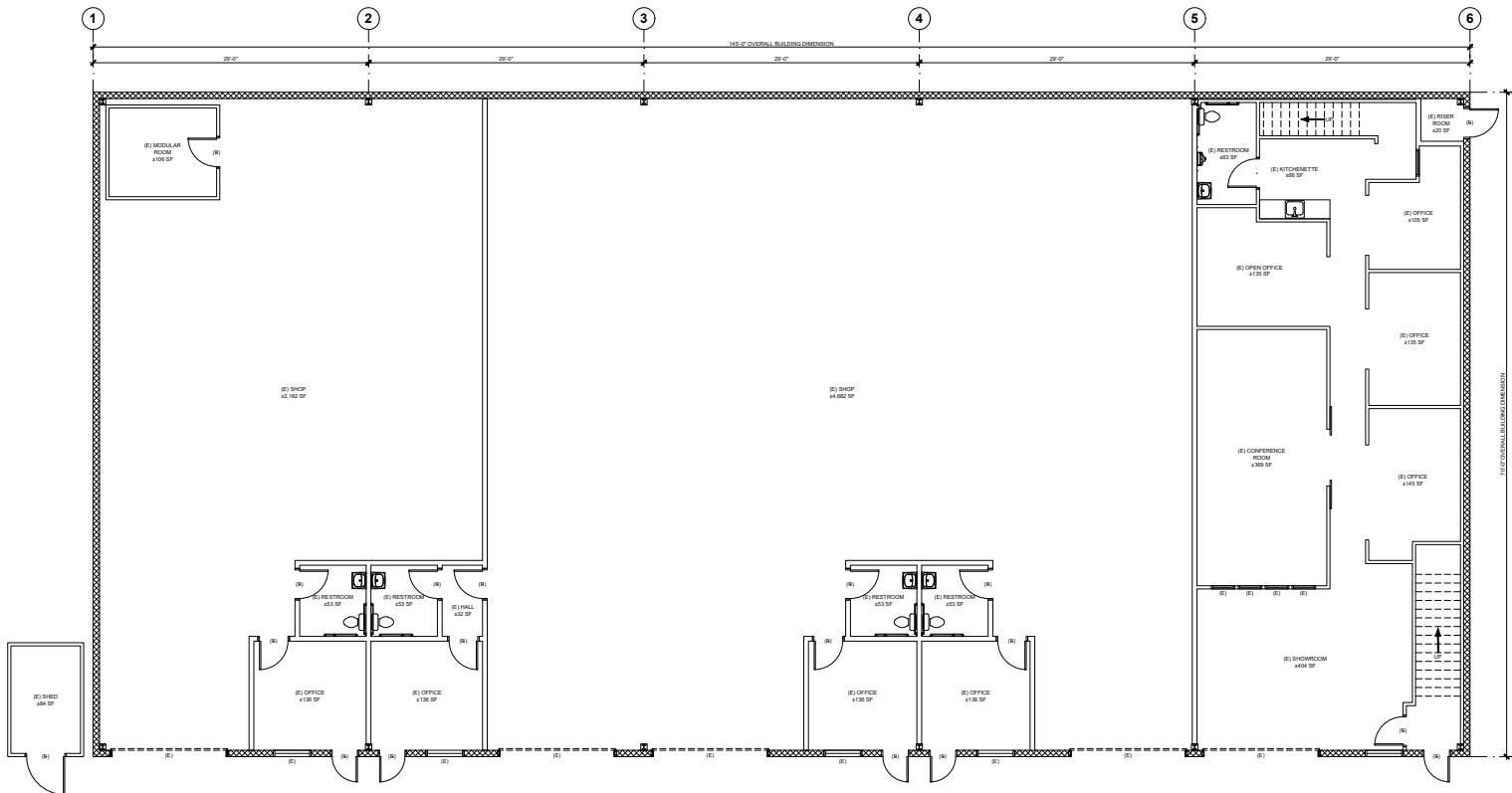
Floor plan is approximate



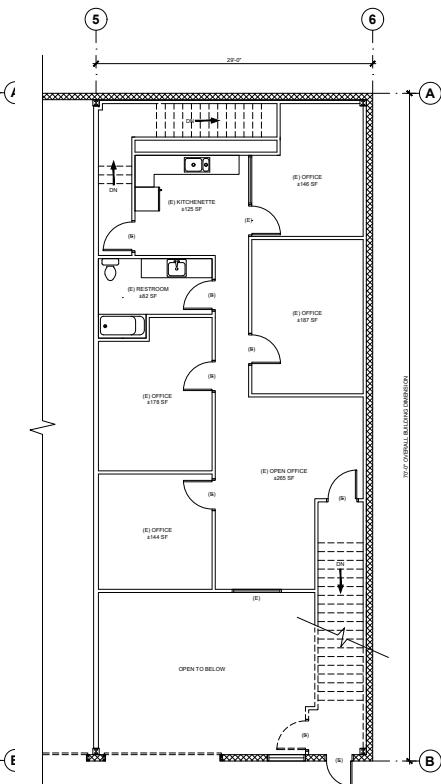
# 20680 CARMEN LP FLOOR PLAN

Floor plan is approximate

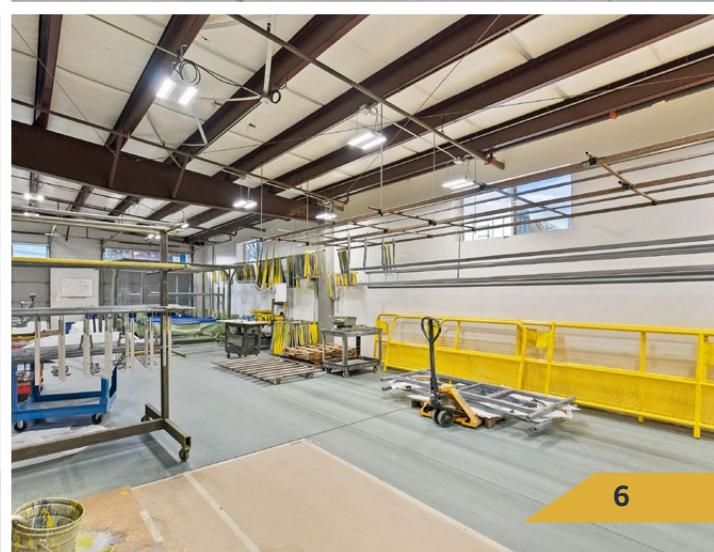
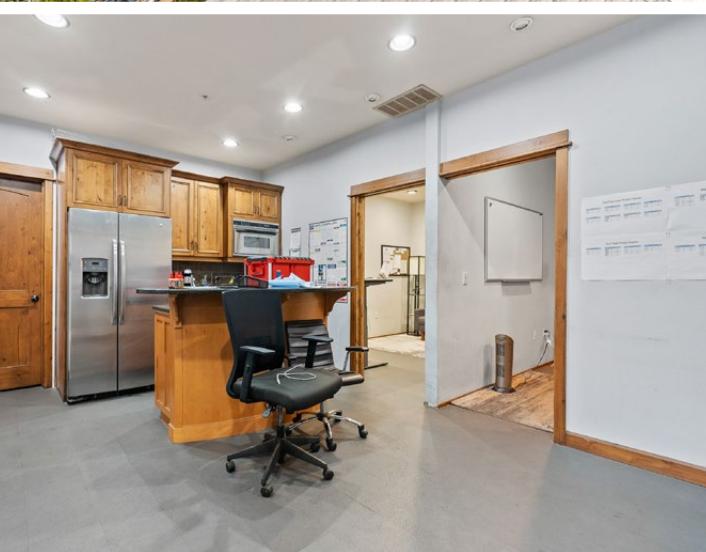
## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



# 20676 CARMEN LP PHOTOS



# 20680 CARMEN LP PHOTOS



# LOCATION





## EXCLUSIVELY LISTED BY:



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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.

20676 & 20680 CARMEN LOOP | BEND, OREGON 97702