

# FOR LEASE



## THE BEACON

2605 & 2405 South 1st Street | Redmond, Oregon 97756



### Highlights

- Est. CAMs \$0.30/SF/Mo.
- Four Suites for lease between 2,406 to 4,697 +/- RSF
- Three Phase Electrical Service to each Suite
- New Construction
- Fully Sprinkled
- 14-foot roll-up doors
- 6-inch Poured Slab
- Signage to each Suite

### For Lease:

**Suites A1, A7A, B6**

**Lease Rate: \$1.20/SF/Mo. NNN**

**Suite A2**

**(SDCs paid for Indoor Athletic Use)**

**Lease Rate: \$1.50/SF/Mo. NNN**

**Food Cart Pad W/ Utilities**

**\$1,000 MONTHLY BASE RENT**

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With You Every Square Foot of the Way.

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**DISCLAIMER:** This information is 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 Fratze Commercial Real Estate. All measurements are approximate.

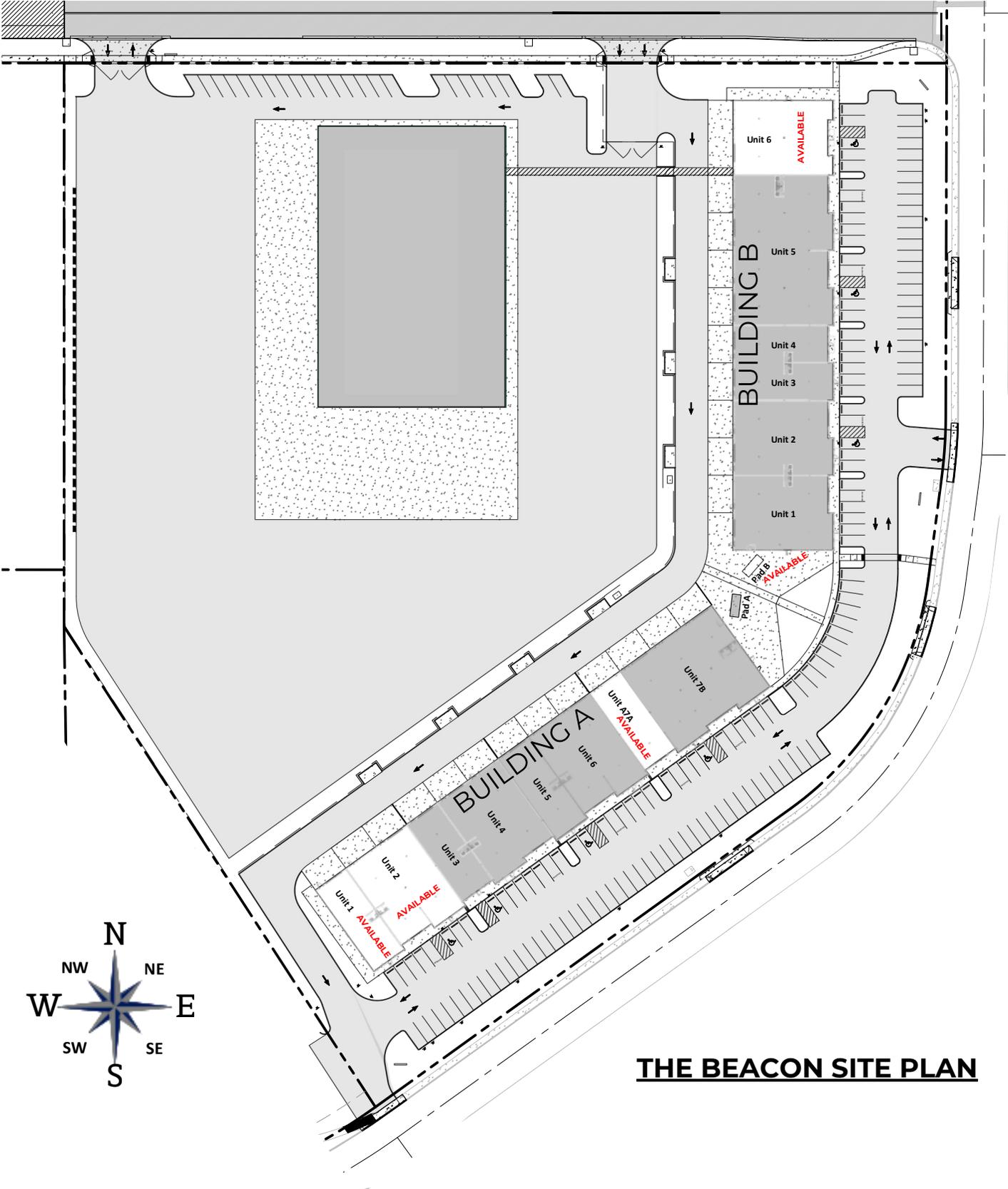


## **PROPERTY OVERVIEW:**

Beacon Industrial Campus is situated in Redmond's Airport Business Center (ABC), providing strong regional connectivity via Highway 97 and surrounding transportation corridors serving Central Oregon. The campus supports a broad mix of commercial, industrial, and service-oriented users, including light industrial, contractor and trade businesses, manufacturing support, warehouse and distribution, showroom, and flex office-industrial operations.

Designed to accommodate a range of users, including light industrial, biotech/pharma, warehouse distribution with office, flex space for design and manufacturing companies, contractor service, and commercial operations. Ample on-site parking and is located five (5) blocks from the Redmond Municipal Airport (RDM). Excellent access to Highway 97 north and southbound as well as Highway 126. Some suites in grayshell condition ready for buildout.

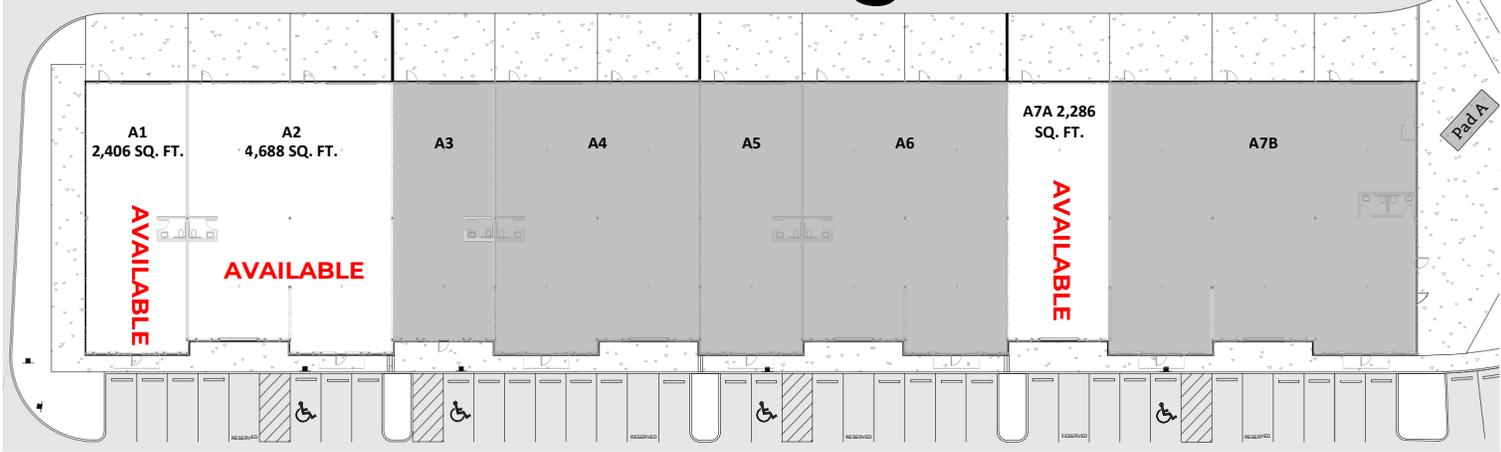
- On-site food carts
- Three Phase Electrical Service to each Suite
- Metal roofing
- Functional clear heights between 14 feet to 21 feet clear height
- 72-inch concrete stem wall
- 14-foot roll-up door
- Reverse gooseneck lighting for individual tenant signage
- Separately metered for natural gas
- A7A will have a submeter for gas as it's on a shared meter with A7B
- Flexible layouts suitable for a variety of commercial and industrial uses
- Ample on-site parking
- Efficient site circulation



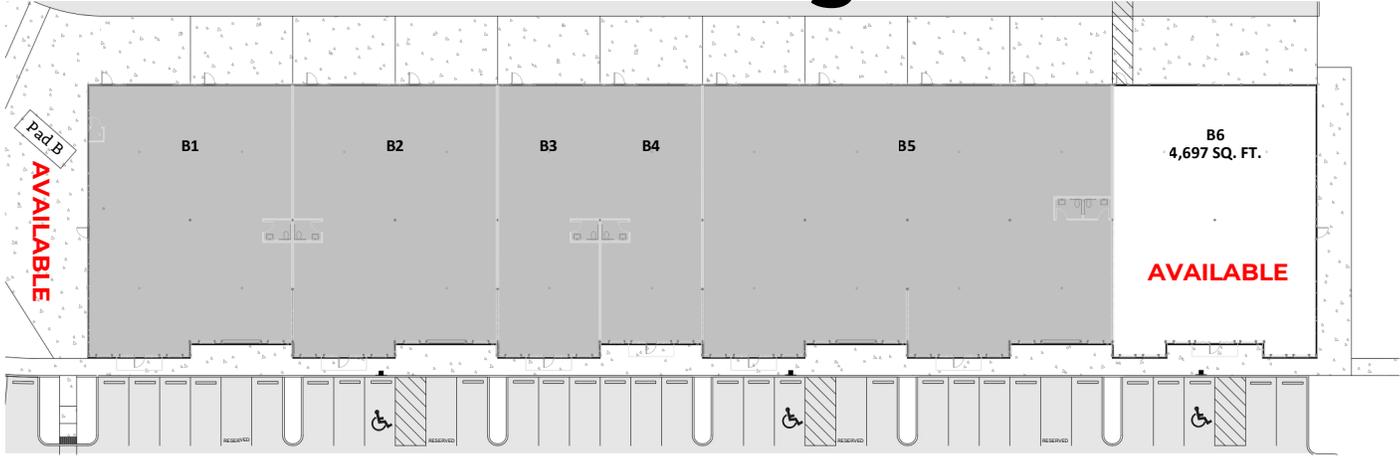
**THE BEACON SITE PLAN**

Unit A1:	2,406+/-RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Unit A2:	4,688+/- RSF	\$0.30/RSF/Mo	NNN: \$1.50/RSF/Mo
Unit A7A:	2,286+/- RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Unit B6:	4,697+/- RSF	\$0.30/RSF/Mo	NNN: \$1.20/RSF/Mo
Food Cart Pad:	\$1,000 Monthly Base Rent		

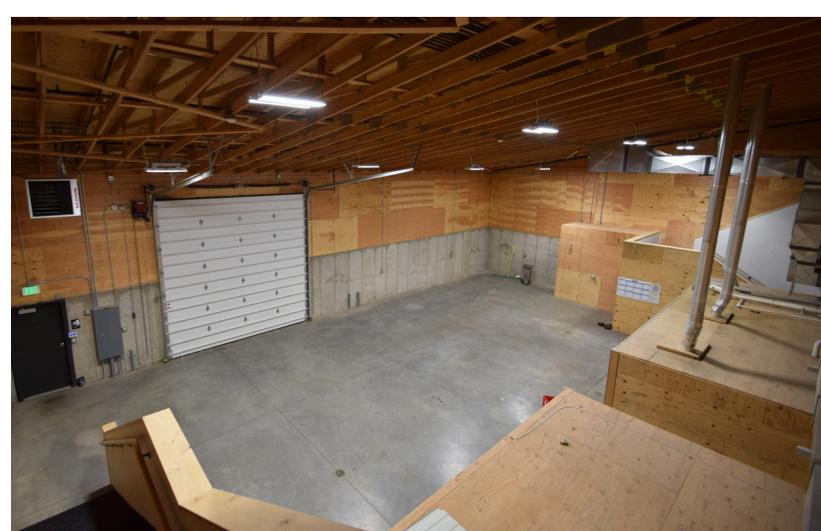
# Building A



# Building B



# SUITE B6 PHOTOS



# SUITE A7A PHOTOS





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