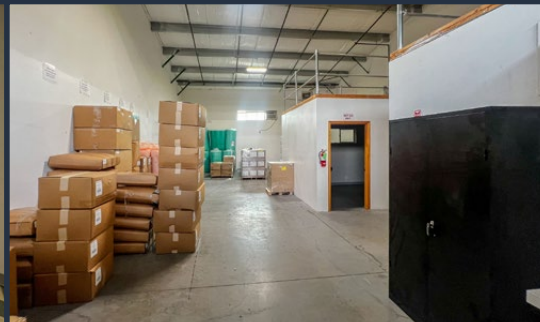


FOR LEASE

1,500 SF | \$1.20/SF/MO. NNN

Northeast Bend Industrial Warehouse

20720 High Desert Lane, Unit 3, Bend, OR 97701



PROPERTY DETAILS

Unit 3:	1,500 SF
Lease Rate:	\$1.20/SF/Mo. NNN
NNNs:	Est. at \$0.28/SF/Mo.* *Suite is separately metered for gas and electricity
Bldg. Size:	9,000 SF
Zoning:	Light Industrial (IL)
Parking:	14 onsite spaces
Date Avail.:	December 1, 2025

HIGHLIGHTS

- Warehouse space with office and restroom
- Ceiling hung gas furnace in warehouse, A/C throughout office and warehouse
- Ground level loading with one grade level door
- Easy access to/from Empire Avenue and Highway 97
- Located in the Brinson Business Park
- Washer and dryer hook-ups in warehouse

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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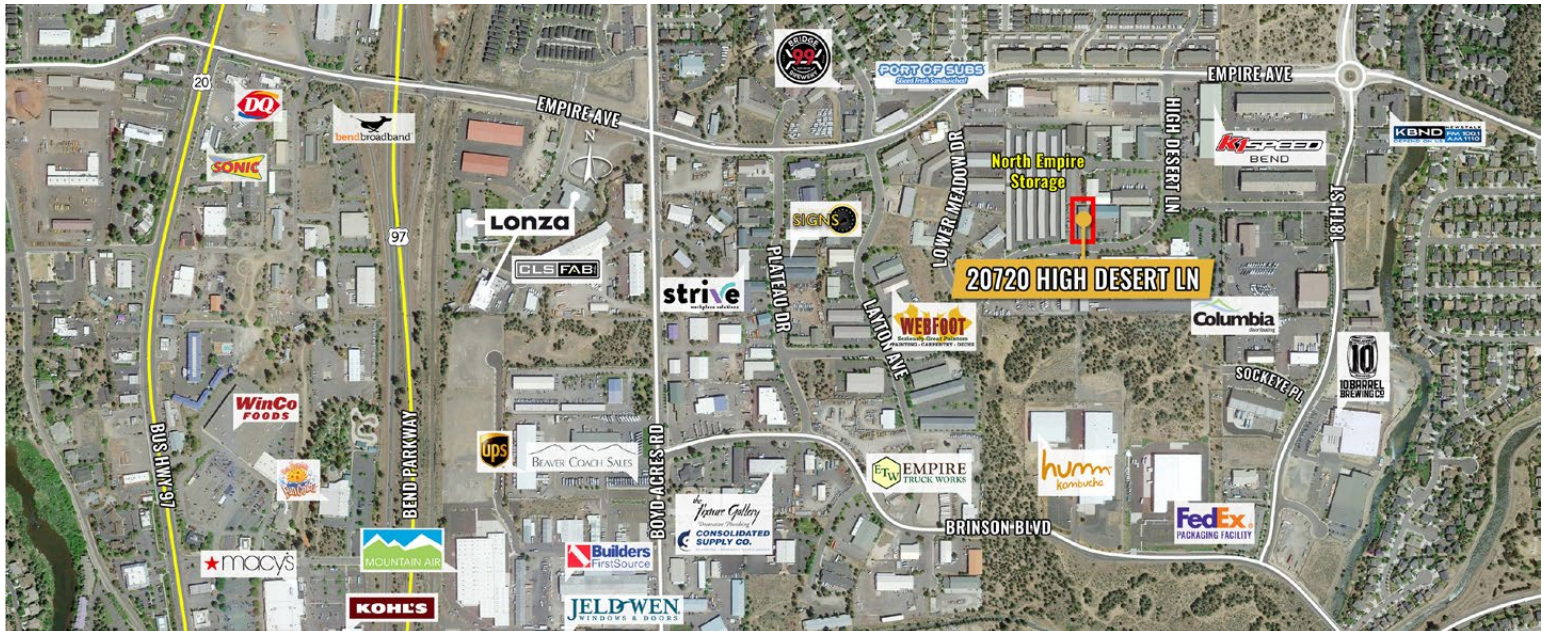
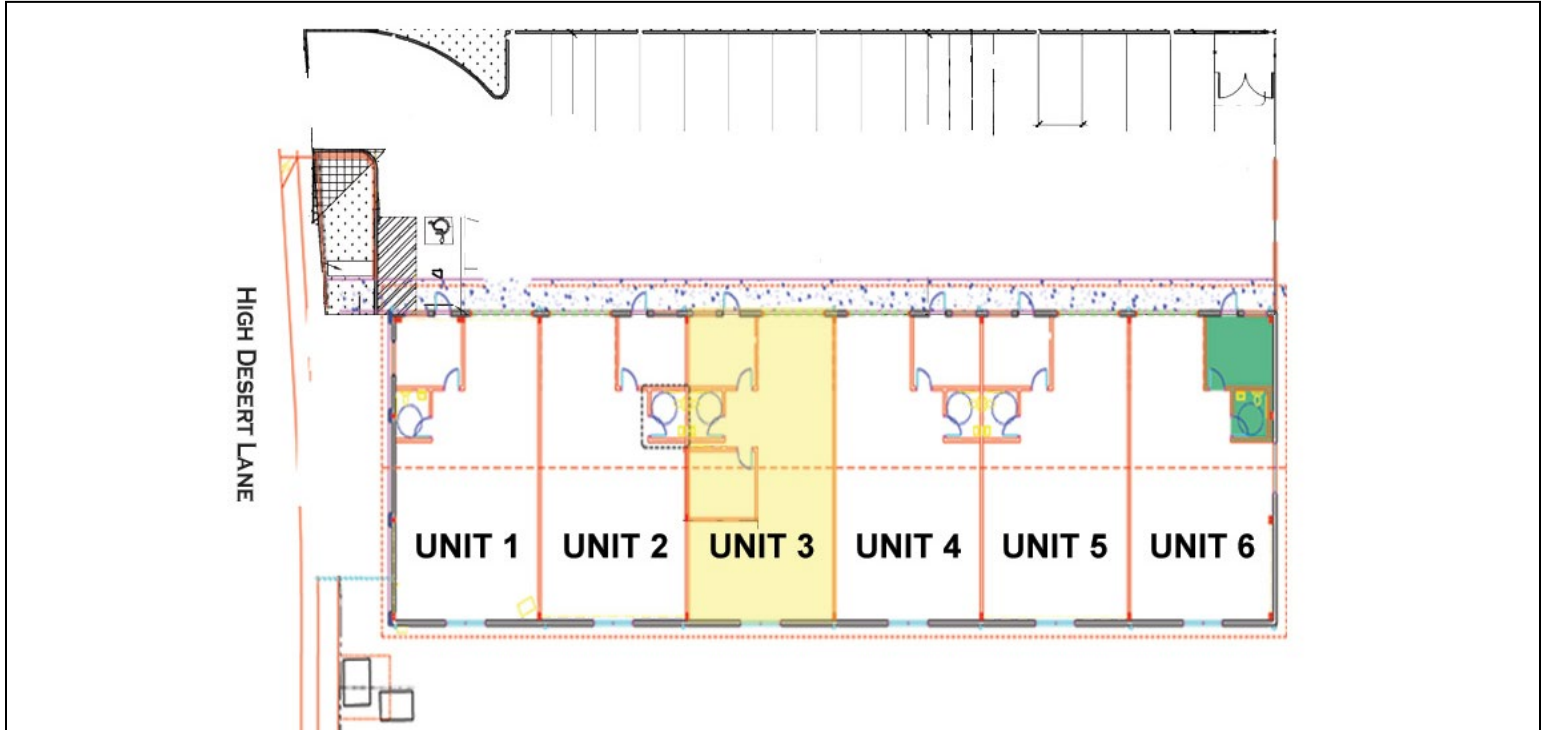
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SITE PLAN



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.



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Grant Schultz, SIOR, CCIM
Broker
Cell 541.480.9873
gschultz@compasscommercial.com

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