

# PRIME INDUSTRIAL SUITE WITH OUTSIDE YARD SPACE FOR LEASE



736 SW UMATILLA AVENUE, SUITE A, REDMOND, OREGON

## WELL LOCATED WAREHOUSE SPACE WITH OFFICES/YARD

4,320+- Square Feet Very Close to the Redmond Airport, Hwy. 97, and Hwy.126



ALIGNED COMMERCIAL  
REAL ESTATE

# INDUSTRIAL SUITE FOR LEASE



**TWO OFFICES / LOBBY / TWO ROLL-UP DOORS / 3800+- SF OF WAREHOUSE**

736 SW Umatilla Avenue, Redmond, Oregon

**\$5,900**

Lease Rate Per Mo.

**4,320 +- SF (Plus Yard)**

Available Size

**Gas/Elec/Trash**

Paid Separately by Tenant

Hwy. 97

## PROPERTY SUMMARY

3,500 +- SF Yard Space

Sitting a stone's throw from Central Oregon's busiest highway and the Redmond airport—and in the nicest industrial area in Redmond—this unit is ideal for those wanting a professionally-finished, easy access, and an ideally-located industrial and mixed-use lease space.

What's more is the approximate 3,500 square foot yard that is exclusive to the suite, with a 14-foot tall roll up door for access to this area. Combined with a master-crafted masonry construction and proximity to some of the area's largest employers, better schools, and simple transportation routes, this property hosts a variety of features that are tough to find in Central Oregon. And, its convenient location means employees, suppliers, and customers from Bend and throughout the region have a reasonable drive to get to the property.

### Consider these features:

- > Two offices, lobby, and bathrooms with air conditioning
- > 18-foot+- ceilings with hard lid, two roll up doors, 200 amp, 240v electrical service, and ample parking
- > 3,500 +- square foot outdoor yard space exclusive to the suite
- > Well constructed and well maintained, with very professional appearance
- > Ideally located, just two minutes from Hwy. 97, one minute from the regional airport and five minutes to Hwy. 126.
- > Situated close to many of Redmond's largest employers, including BASX, Roberts Field Airport, and Central Oregon Community College

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# AREA BUSINESSES



Central Oregon—and Redmond in particular—is home to many of the country’s leading manufacturing businesses, service companies, beverage production corporations, and award-winning schools.

Redmond is home to the high-tech manufacturer, BasX, one of Oregon’s fastest growing companies. BasX manufactures clean air handling systems for data centers. PCC Shlosser, one of the world’s leading aircraft technology and manufacturing businesses is also in Redmond. And serving the entire region from Redmond is Central Oregon Trucking and Pape Kenworth.

In addition, the Central Oregon Community College Redmond Campus and the regional commercial airport with direct jet service to many major cities are based in Redmond. Other businesses include:

- > St. Charles Medical Center and Hospital
- > Big box retailers Super Wal-Mart, Lowes, Home Depot, Ross, and more
- > Tech companies such as Medline Renewal
- > Redmond Proficiency Academy, an award-winning public charter school
- > Many national and regional trucking companies
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy Products

Immediately surrounding this mixed-use space are numerous local, regional, and national businesses, including manufacturers, retailers, fitness operators, childcare, senior living facilities, and many more. And, with easy access to Highway 97, the City of Bend is a very short drive away.

# LOCATION / LOGISTICS

To Sisters and Salem

To Hwy. 126 Prineville

Warehouse Cognitive  
Surplus Fulfillment &  
736 SW Umatilla Ave  
Redmond, Oregon

To Hwy. 97 / Bend

Consumer Cellular

Jonny's Joint

The Jug Rock Gym

The Original Pancake  
House Redmond

The Redmond airport serves  
over 1,500,000 people a year  
with nonstop commercial air  
service to ten cities.

The property is located one mile from Highway 97 and three miles from Highway 126, two of Oregon's main highways. Redmond is 18 miles north of Bend. Sisters is 18 miles to the west. Redmond is three hours from Portland, three hours from Salem, six hours from Seattle, five hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles.

# COMMUNITY INSIGHTS



With a population of approximately 40,000 in a region with over 200,000 residents, Redmond is the second largest city in Central Oregon. Spectacularly nestled at the base of the Cascade Range, ribboned by the Deschutes and Crooked Rivers, and close to stunning Smith Rock State Park (above), Redmond is an outdoor recreation and high quality-of-life wonderland.

Redmond is home to some of the fastest growing businesses in Oregon. It is known as The Hub of Central Oregon, given that the regional commercial airport is here, it is close to all of the various communities in the region, and it is located at the junction of two major highways.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here. This place is growing and flourishing!



**COMMERCE-FRIENDLY  
CITY GOVERNMENT**



**NEARLY 4,000,000  
TOURISTS A YEAR**



**ONE OF THE FASTEST  
GROWING US TOWNS**



**DOZENS OF REGIONAL  
MICROBREWERIES**



**MANY CHARTER/PRIVATE  
SCHOOL OPTIONS**



**OVER 200 DAYS OF  
SUNSHINE A YEAR**

**OFFERED BY**

**Redmond Airport**



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REAL ESTATE

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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT