

FOR SUBLEASE

6,669 SF | \$1.25/SF/MO. NNN

Ideal NE Bend Industrial Suite

2479 NE 4th Street, Suite 110, Bend, OR 97701



PROPERTY DETAILS

Suite 110:	6,669 SF
Sublease Rate:	\$1.25/SF/Mo. NNN (\$8,336.25/Mo. NNN)
Sublease Exp.:	May 31, 2026
CAMs:	Est. at \$0.32/SF/Mo.
Zoning:	Light Industrial (IL)

HIGHLIGHTS

- Industrial suite comprised of a large warehouse with vaulted ceilings, office/retail area and private restrooms
- Great access to Highways 97 and 20
- (1) 14' roll-up drive-in door in front
- (2) 10' roll-up doors with dock-high loading in rear
- Reznor heaters

Dan Kemp, CCIM | Jay Lyons, SIOR, CCIM
Emilio Tiscareno, Broker

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR SUBLEASE

6,669 SF | \$1.25/SF/MO. NNN

Ideal NE Bend Industrial Suite

2479 NE 4th Street, Suite 110, Bend, OR 97701



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.



Dan Kemp, CCIM
Partner, Principal Broker
Cell 541.550.8413
dkemp@compasscommercial.com



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



Emilio Tiscareno
Broker
Cell 541.213.9640
etiscareno@compasscommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES