

FOR SUBLEASE

13,878 SF | \$0.90/SF/MO. NNN

Newer Prineville Industrial Building

3525 SW Empire Dr., Suite 180, Prineville, OR 97754



PROPERTY DETAILS

Suite 180:	13,878 SF <i>(plus 10,285 SF of outdoor storage)</i>
Sublease Rate:	\$0.90/SF/Mo. NNN (\$12,478.64/Mo. NNN)
Sublease Exp.:	December 14, 2026
CAMs:	Est. at \$0.25/SF/Mo.
Zoning:	Light Industrial (M1)

HIGHLIGHTS

- Industrial building with large open warehouse, four private office and two private restrooms
- Over 10,000 SF of fenced outdoor storage
- (4) 14' roll-up drive-in doors
- (5) Reznor heaters
- 3 phase, 200 amp power

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

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COMPASS
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**REAL
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SERVICES**

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