

FOR LEASE

930 SE Textron Dr | Bend, OR



Industrial Space for Lease

Industrial building in Bend's Eastside Business and Industrial Park.

Strategic Location and Visibility.

Convenient access to 9th St and Wilson Ave for ease of transportation and logistics.

Monument signage available.

Ample daytime parking for employees and visitors.

Flexible Space Options:

Multiple configurations and improvement options to best suit a Tenant's space needs.

Pride of Ownership:

Partially owner-occupied, this property ensures a high standard of maintenance and provides tenants with direct and easy access to the landlord.

Industrial Zoning:

IG Zoning provides for the establishment of light and heavier industrial uses essential to the development of a balanced economic base. Clean auto use permitted.

OFFERING SUMMARY

LEASE SPACE	2,873-6,976 SF
LEASE RATE	\$1.15-1.25/SF/MO+NNN
NNN RATE	\$0.25/SF/MO
BUILDING SIZE	10,824 SF
YEAR BUILT	1995
LOT SIZE	0.47 AC
ZONING	IG (General Industrial)
PARKING	14 spaces (1 ADA)



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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Suite C

4,103 SF | \$1.15/SF/MO +NNN

Perfect flex or R&D space. Previously a consignment retail furniture store.

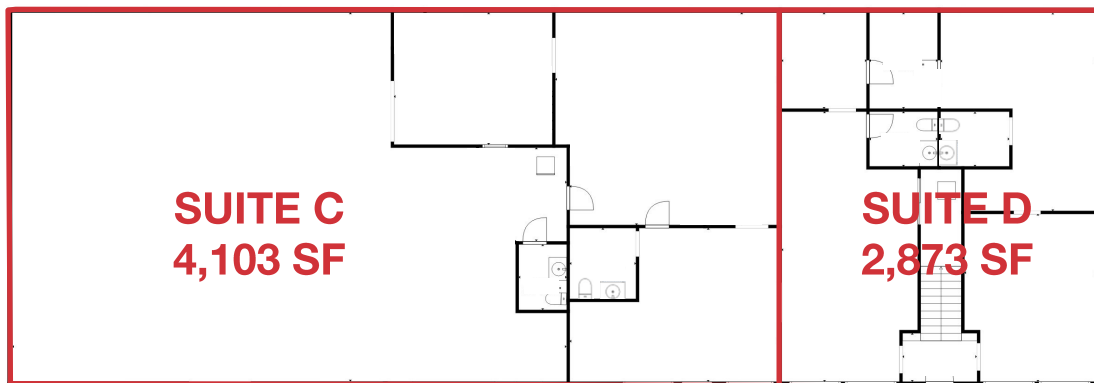
- One grade-level, roll-up door
- Two man doors
- Large conference room
- Two large offices
- Two restrooms
- Resnor and cadet heaters
- Gas and electric is separately metered

Suite D

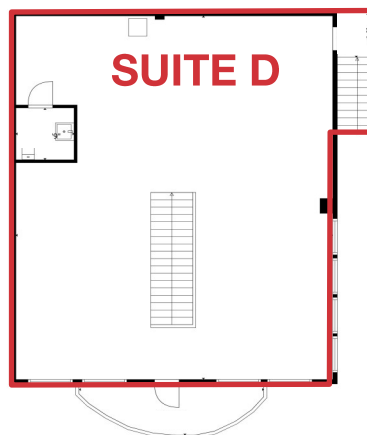
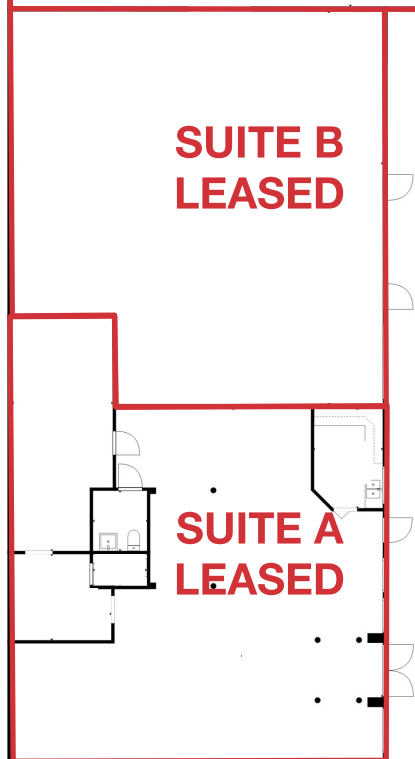
2,873 SF | \$1.25/SF/MO +NNN

Great R&D/office space. Can be combined with Suite C for a total of 6,976 SF. Previously used as a consignment retail furniture store.

- Second floor office/open space
- Three restrooms
- Gas forced air heating and cooling
- Gas and electric is separately metered
- Balcony off of second floor office



First Floor



Second Floor



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Walt Ramage | Partner, Principal Broker

Broker specializing in investment sales, and development (horizontal and vertical).
Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I've been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners." –Walt Ramage



Jeff Reed | Broker

Broker specializing in investment sales, and industrial development
Commercial Real Estate Transaction of the Year Recipient 2023

Jeff's entrepreneurial background led him to commercial real estate where he applies his firsthand investment experience to help his clients establish and build healthy, life-long portfolios. Jeff provides his clients with the same critical market knowledge, investment assessment and strategic support that he personally values as an investor.

Jeff expertly guides his clients through the acquisition, ownership/management and finally the disposition of the real estate investment process. He works closely with investors of all levels of experience to grow their understanding of economic drivers that crucially affect the real estate market.

His passion for the commercial investment world includes sales and extends to leasing. His in-depth understanding of property management and its affect on income stream and property value add to the comprehensive wealth of knowledge Jeff brings to the table. His dedication to helping clients achieve their long and short term financial goals inspires Jeff to help diversify their retirement portfolio through purchasing real estate in their self directed IRAs.



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