

FOR LEASE

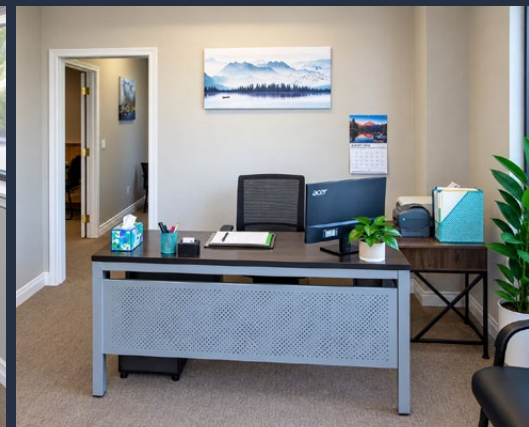
2,326 - 6,945 SF

Industrial Space in Redmond with Fenced Yard Access

675 NE Hemlock Ave, Redmond, OR 97756



6,945 SF CONTIGUOUS | 3 ADJOINING SUITES | FENCED YARD SPACE | M2 ZONING



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FOR LEASE

\$1.05/SF/MO. NNN

Industrial Space in Redmond with Fenced Yard Access

PROPERTY DETAILS

Suite 114: 2,326 SF | \$1.05/SF/Mo. NNN

Suite 115: 2,326 SF | \$1.05/SF/Mo. NNN

Suite 116: 2,407 SF | \$1.05/SF/Mo. NNN

All Units: 6,945 SF | \$1.05/SF/Mo. NNN

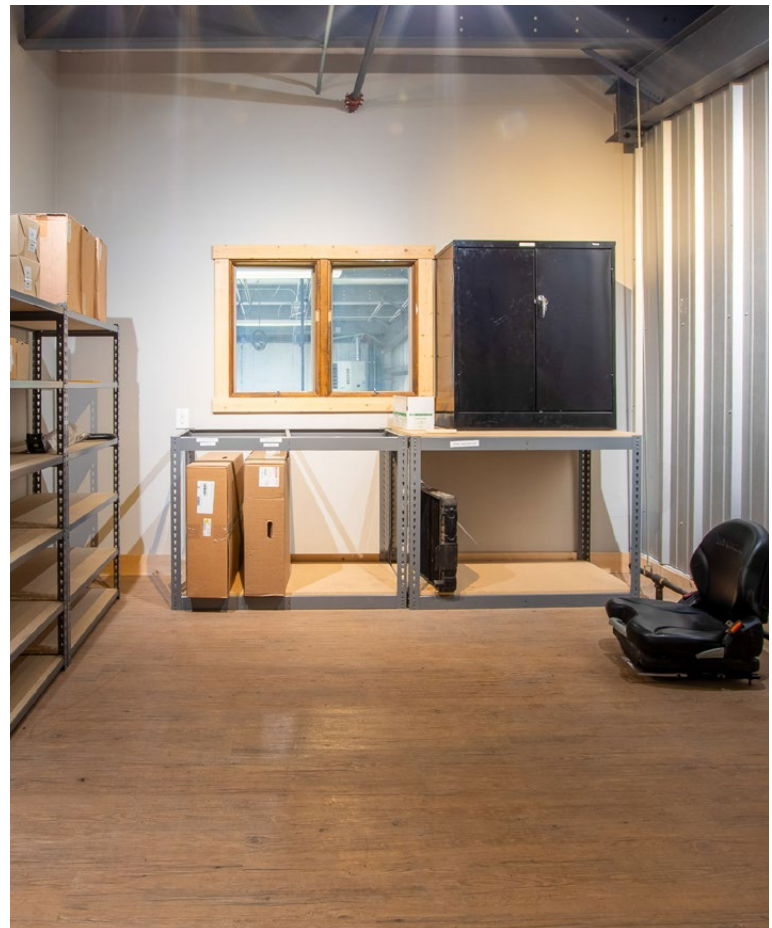
CAMs: Est. at \$0.27/SF/Mo.

Zoning: Heavy Industrial (M2)

Date Avail.: January 2027

HIGHLIGHTS

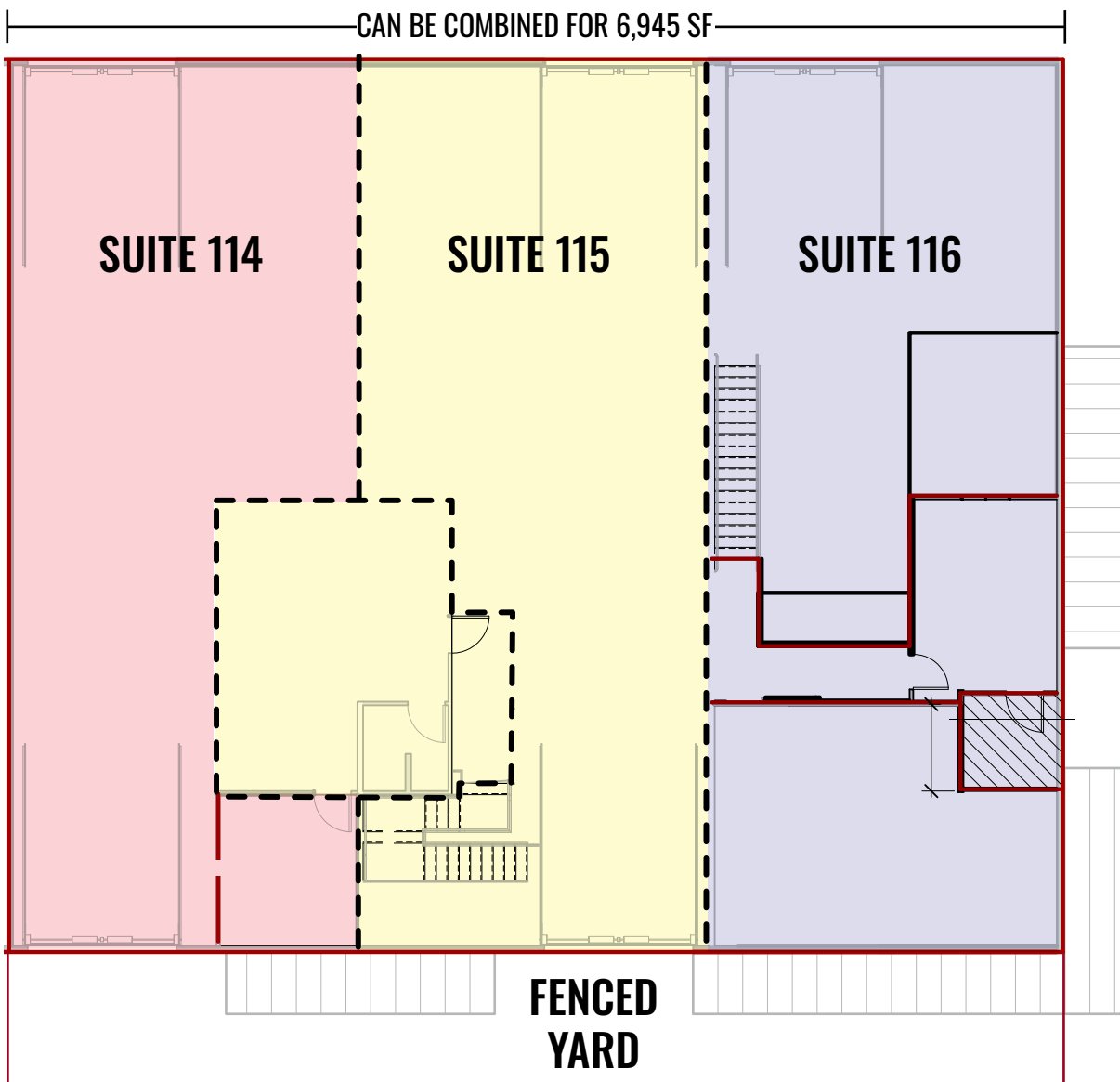
- ±6,945 SF contiguous footprint across three adjoining industrial suites
- Suites available individually or together for flexible space configurations
- Gated fenced yard areas with alley access provide additional space for outdoor operational needs
- Mix of functional warehouse and finished office areas
- Heavy Industrial (M2) zoning accommodates a broad range of industrial uses
- Prominent building signage along NE Hemlock Avenue
- High traffic counts of over 3,500 AADT (2026) on NE Hemlock Avenue
- Convenient access to Highway 97 and Redmond's commercial and industrial corridors



EXECUTIVE SUMMARY

675 NE Hemlock Avenue offers a flexible industrial leasing opportunity at Pioneer Park Industrial Condominiums, with three adjoining suites totaling 6,945 SF. Lease the entire contiguous footprint for a larger operation or select an individual suite to fit your current needs. Each unit combines highly functional industrial space with gated fenced yard access, M2 zoning, prominent Hemlock Avenue signage and convenient access to Redmond's major commercial and industrial corridors to support a wide range of business operations.

For businesses seeking a larger footprint, leasing all three suites provides 6,945 SF of contiguous space in one location, creating flexibility to accommodate multiple functions within a single operation. The combination of warehouse space, conditioned offices, gated fenced yards, and direct access to the surrounding industrial area makes the property well suited for businesses that need room for employees, equipment, inventory, and day-to-day operations. A circular drive improves site circulation and roll-up doors provide convenient fenced-yard access for efficient equipment maneuverability.



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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.

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