

# FOR LEASE

19,029 SF | \$1.30/SF/MO. NNN

## High-Quality Industrial Facility with Yard & Showroom Space

63028 Sherman Road, Bend, OR 97701



### PROPERTY DETAILS

<b>Bldg. Size:</b>	19,029 SF
<b>Lease Rate:</b>	\$1.30/SF/Mo. NNN
<b>CAMs:</b>	TBD
<b>Zoning:</b>	Light Industrial (IL)
<b>Parking:</b>	55+ onsite spaces

### HIGHLIGHTS

- Exceptional visibility along Hwy 97 / Bend Parkway
- Prominent signage opportunity with traffic counts of 54,585 AADT (2025)
- Functional mix of showroom, warehouse, and mezzanine space
- Fenced yard and covered exterior storage areas
- Flexible layout suitable for warehouse, flex, or light manufacturing users

Dan Kemp, CCIM | Luke Ross, Broker  
Matt Sichel, Broker | Emilio Tiscareno, Broker

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