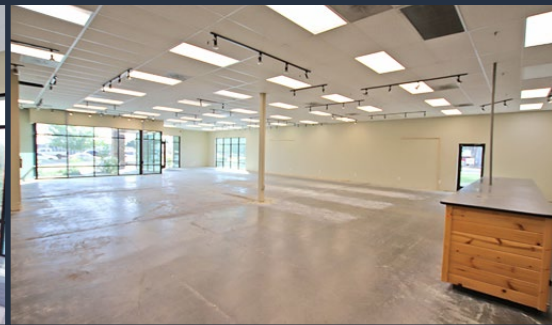


# FOR LEASE

5,119 SF | \$1.10/SF/MO. NNN

Warehouse/Showroom  
with Dock High Loading  
62971 Plateau Dr., Bend, OR 97701

6% FEE FOR  
TENANT BROKER



## PROPERTY DETAILS

<b>Suite 100:</b>	5,119 SF
<b>Lease Rate:</b>	\$1.10/SF/Mo. NNN
<b>NNNs:</b>	Est. at \$0.35/SF <i>(separately metered for gas and electricity)</i>
<b>Bldg. Size:</b>	20,550 SF
<b>Zoning:</b>	Light Industrial (IL)
<b>Parking:</b>	Ample onsite spaces

## HIGHLIGHTS

- End cap space at the corner of Plateau Dr. and Brinson Blvd.
- Open warehouse/showroom space
- One roll-up door
- High traffic counts of 11,156 AADT (2022) on Boyd Acres Rd/Brinson Blvd S.
- Easy access to and from Hwy 97 via Empire Ave.
- Tenant broker to receive a 6% fee

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

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

541.383.2444 | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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