

OWNER-USER OR LEASE OPPORTUNITY

FOR SALE: ~~\$4,295,000~~ \$3,999,500 | FOR LEASE: \$0.95/SF/MO. NNN

NEW PRICE REDUCTION

BLDG SIZE: 22,567 SF | 63255 JAMISON ST | BEND, OR 97703

COMPASS 
COMMERCIAL **REAL ESTATE SERVICES**

THE OFFERING



INDUSTRIAL OWNER-USER OR LEASE OPPORTUNITY

This versatile industrial facility in Bend presents an exceptional opportunity for an owner-user seeking a well-located, functional building with long-term flexibility. **Available now**, the 22,567 SF building sits on 1.63 acres within the Mixed Employment (ME) Zone, supporting a wide range of industrial, manufacturing, distribution, and service uses. Located on Bend's north end, the property offers convenient access to Highway 97, strong visibility, and a secure fenced yard that enhances daily operations.

The building features **high-clearance warehouse space**, a **6,500 SF mezzanine**, multiple private offices, and conference areas supporting both operational and administrative functions. The efficient layout accommodates warehouse operations, light manufacturing, production, wholesale distribution, contractor services, and users requiring indoor and outdoor storage. With **47 on-site parking spaces** and a secure yard, the property is well suited for companies operating fleet vehicles, equipment, or material storage.

For an owner-user, this offering provides the ability to establish long-term control in one of Bend's supply-constrained industrial corridors while building equity in a functional facility. Investors will recognize the strength of the location, zoning flexibility, and **full-building lease potential at \$0.95/SF/MO. NNN. 63255 Jamison Street is available now and delivers operational utility and long-term value in a market where quality industrial inventory remains limited.**

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|------------------|--------------------------------|--|
| PROPERTY SUMMARY | Address | 63255 Jamison St., Bend, OR 97703 |
| | Building Size | 22,567 SF |
| | Sale Price | \$4,295,000 \$3,999,500 |
| | Price/SF | \$177.29 |
| | Lease Rate | \$0.95/SF/Mo. NNN |
| | NNNs | Estimated at \$0.14/SF/Mo. |
| | Availability | Now |
| | Features | Fenced yard, 6,500 SF mezzanine, multiple office areas, conference room, functional warehouse layout |
| | Year Built | 1997 |
| | Lot Size | 1.63 Acres |
| Zoning | Mixed Employment District (ME) | |
| Parking | 47 parking spaces | |

PROPERTY HIGHLIGHTS



FOR SALE OR LEASE

Available now for an owner-user or a new tenant



ME ZONING FLEXIBILITY

Supports manufacturing, warehouse, distribution, service, and tech users



FUNCTIONAL LAYOUT

High-clearance warehouse, 6,500 SF mezzanine, and quality office areas



FENCED YARD SPACE

Secure outdoor area ideal for equipment, fleet, or material storage



NORTH BEND LOCATION

Excellent access to Hwy 97 and regional transportation routes



INDUSTRIAL-GRADE

Sufficient power, clearance, and access for equipment-heavy users



AMPLE PARKING

47 onsite spaces for staff, fleet, or customer use



MOVE-IN POTENTIAL

Opportunity to customize for your operational needs upon availability



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECOND FLOOR

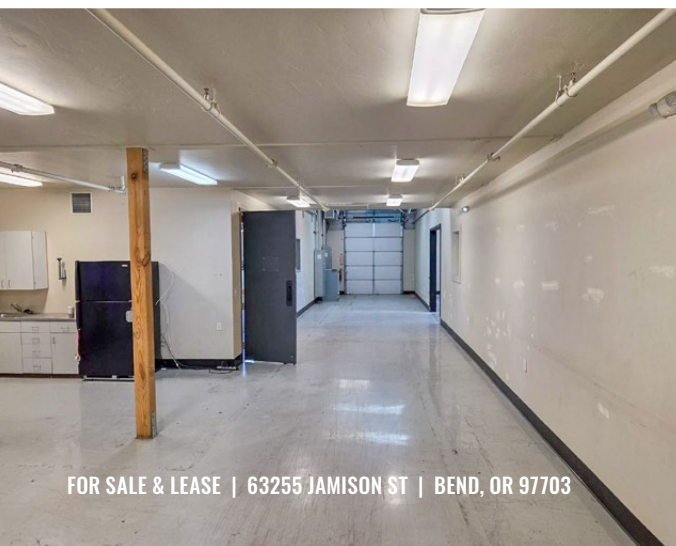
SCALE: 1/8" = 1'-0"

1

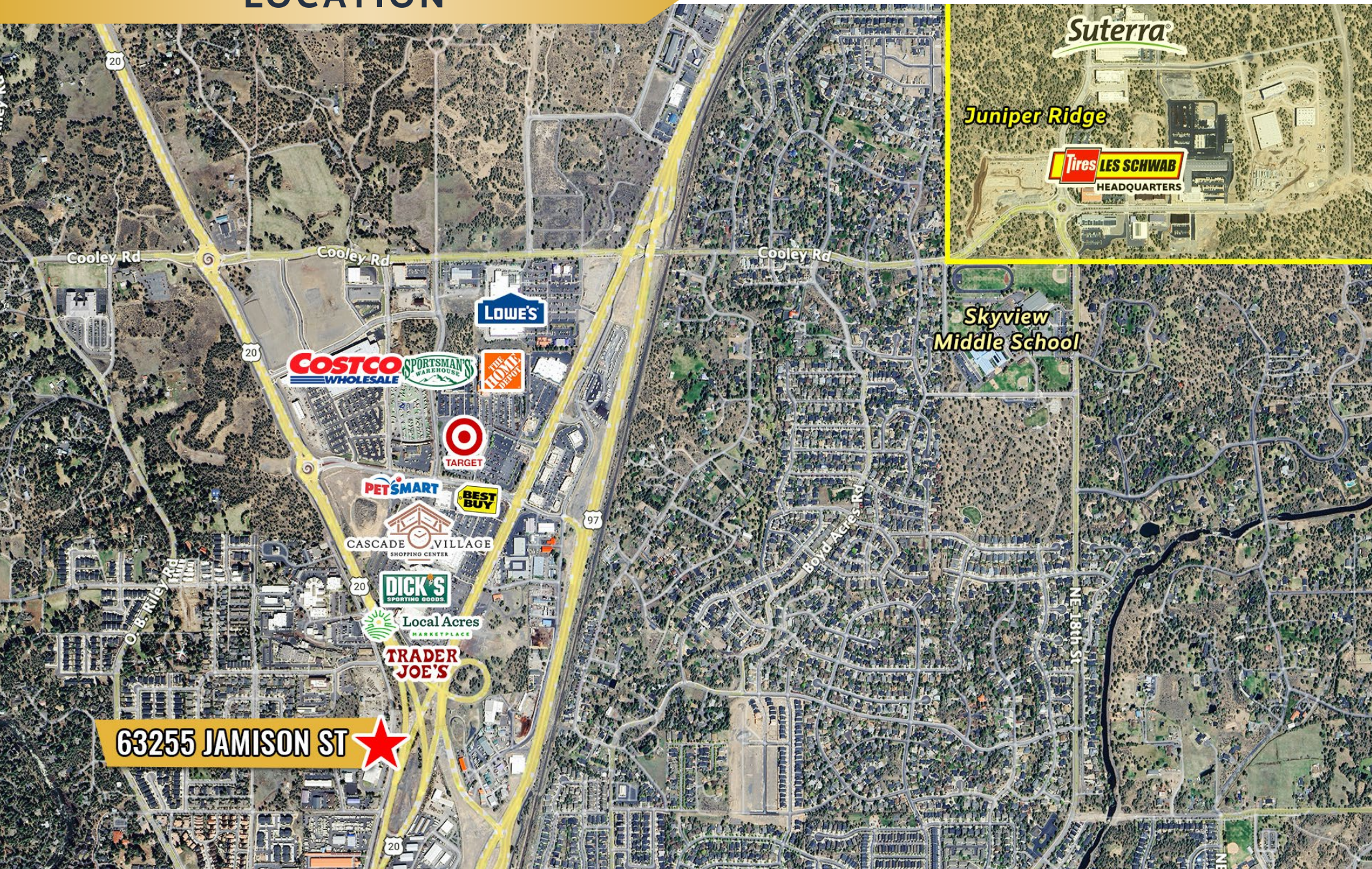
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BUILDING PHOTOS



LOCATION



BEND, OREGON

With a population of 109,500 (2025), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#4

Milken Institute
2025



**BEST MOUNTAIN TOWNS
IN THE U.S.**

#5

Outside
2023



**BEST PLACES IN OREGON FOR
SMALL BUSINESS OWNERS**

#1

SmartAsset
2024

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



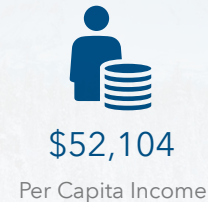
30 Golf Courses

Demographics

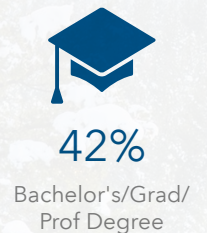
POPULATION



INCOME



EDUCATION



BUSINESS



OWNER-USER OR LEASE OPPORTUNITY

63255 JAMISON STREET, BEND, OR 97703



EXCLUSIVELY LISTED BY:



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