

# FOR LEASE

33,743 SF | \$0.90/SF/MO. NNN

## Industrial Warehouse/Manufacturing Space

63085 NE 18th Street, Suite 105, Bend, OR 97701



### PROPERTY DETAILS

<b>Suite 105:</b>	33,748 SF
<b>Lease Rate:</b>	\$0.90/SF/Mo. NNN
<b>CAMs:</b>	Est at. \$0.32/SF/Mo.
<b>Bldg. Size:</b>	56,010 SF
<b>Zoning:</b>	Light Industrial (IL)
<b>Parking:</b>	Ample on-site parking
<b>Date Avail:</b>	Soon (pending legal proceedings)

### HIGHLIGHTS

- Suite comprised of 26,949 SF of warehouse space, 3,868 SF of first floor office space with an additional 2,931 SF mezzanine office
- 400 amp 3 phase power
- Centrally located on Bend's north end
- Easy access to Highways 20 and 97
- Possible TI allowance

Robert Raimondi, CCIM | Peter May, CCIM

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

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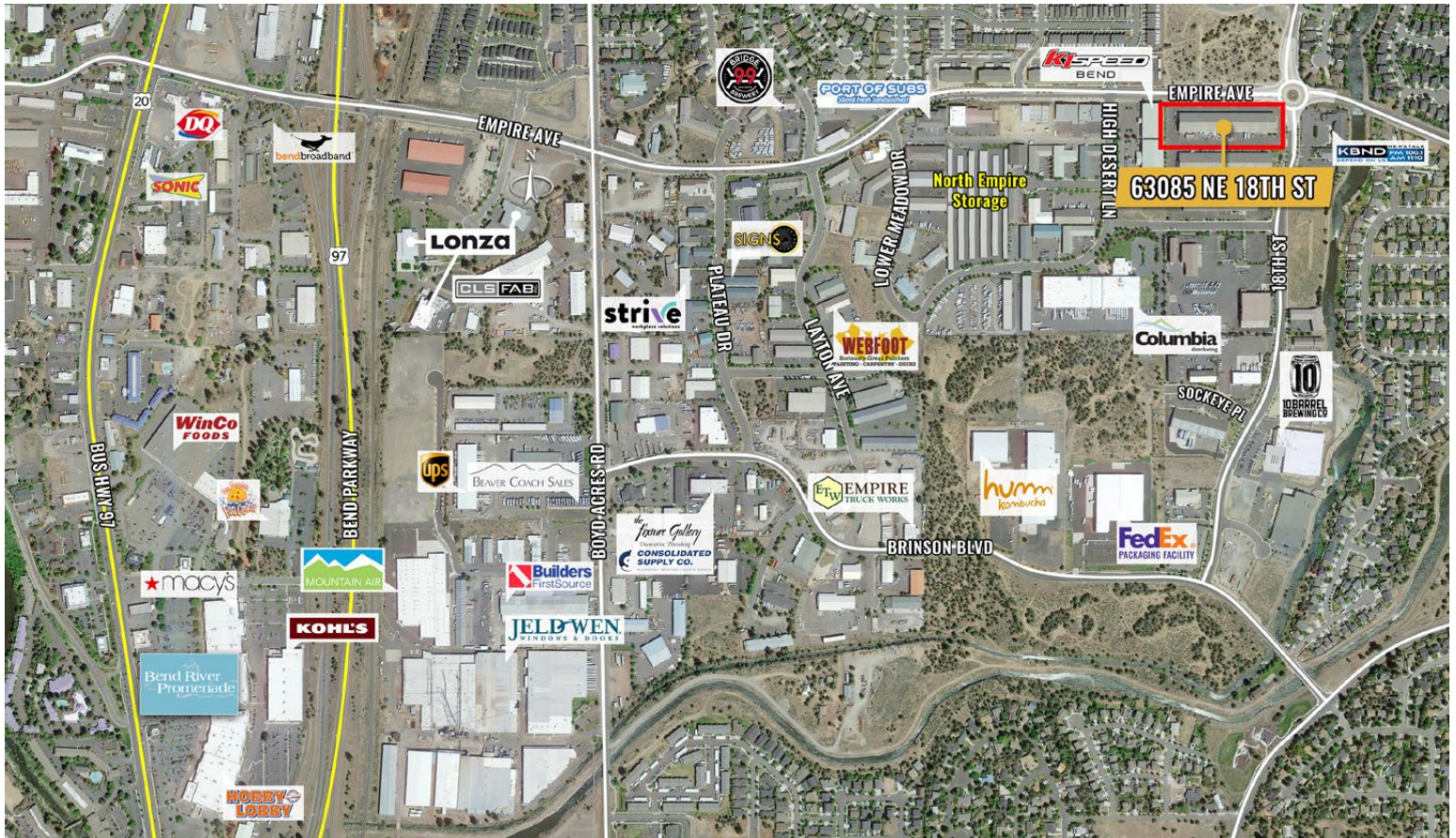
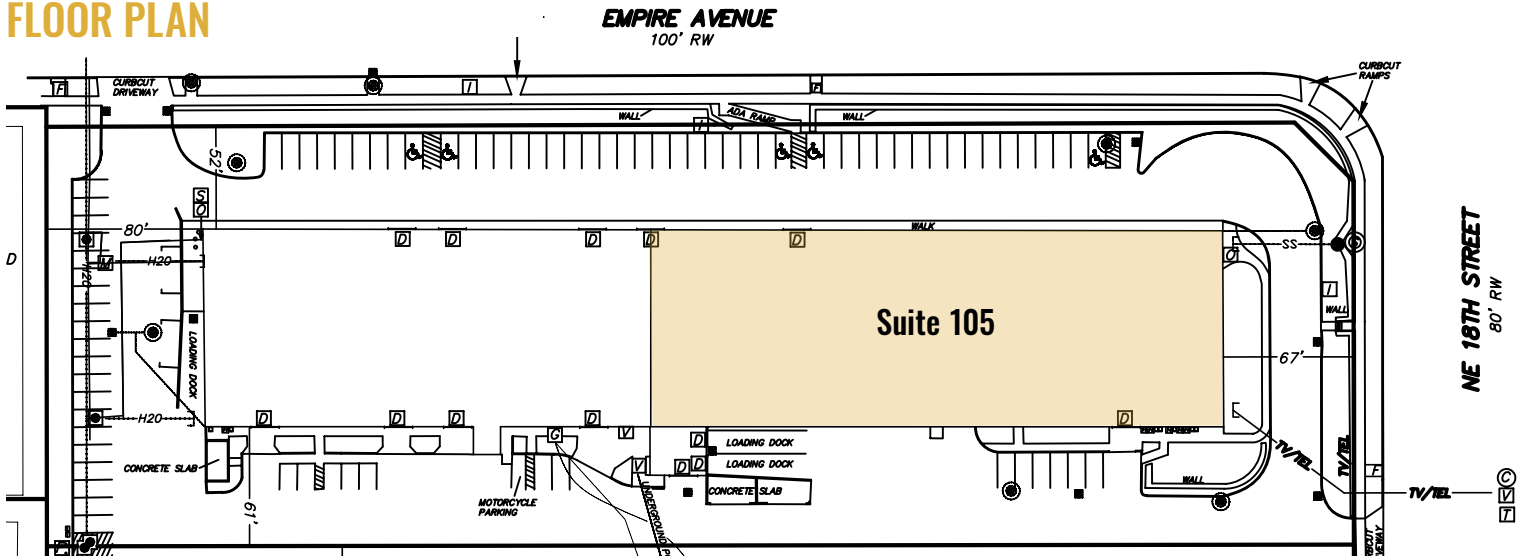
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### FLOOR PLAN



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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