

FOR LEASE

5,959 - 11,970 SF | \$1.10/SF/MO. NNN

New Construction Industrial Building

3951 SW Empire Drive, Prineville, OR 97754

LEASE WITH OPTION TO PURCHASE AVAILABLE

RECREATIONAL USES ALLOWED WITH CUP



PROPERTY DETAILS

Suite 1:	5,959 SF
Suite 2:	6,011 SF
Lease Rate:	\$1.10/SF/Mo. NNN
CAMs:	Est. at \$0.25/SF/Mo.
Zoning:	Light Industrial (M1)
Power:	3 phase 200A power
Building:	Steel with masonry wainscoting

HIGHLIGHTS

- Recreational uses possible with Conditional Use Permit (pickleball, indoor soccer, CrossFit, climbing gym, trampoline park, etc.)
- Lease with option to purchase available
- Clear span warehouse
- Each suite features three offices, two restrooms, and three roll up doors (two 14' wide x 18' high and one 14' wide x 14' high)
- Near the Facebook and Apple data centers

Bruce Churchill, Principal Broker

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

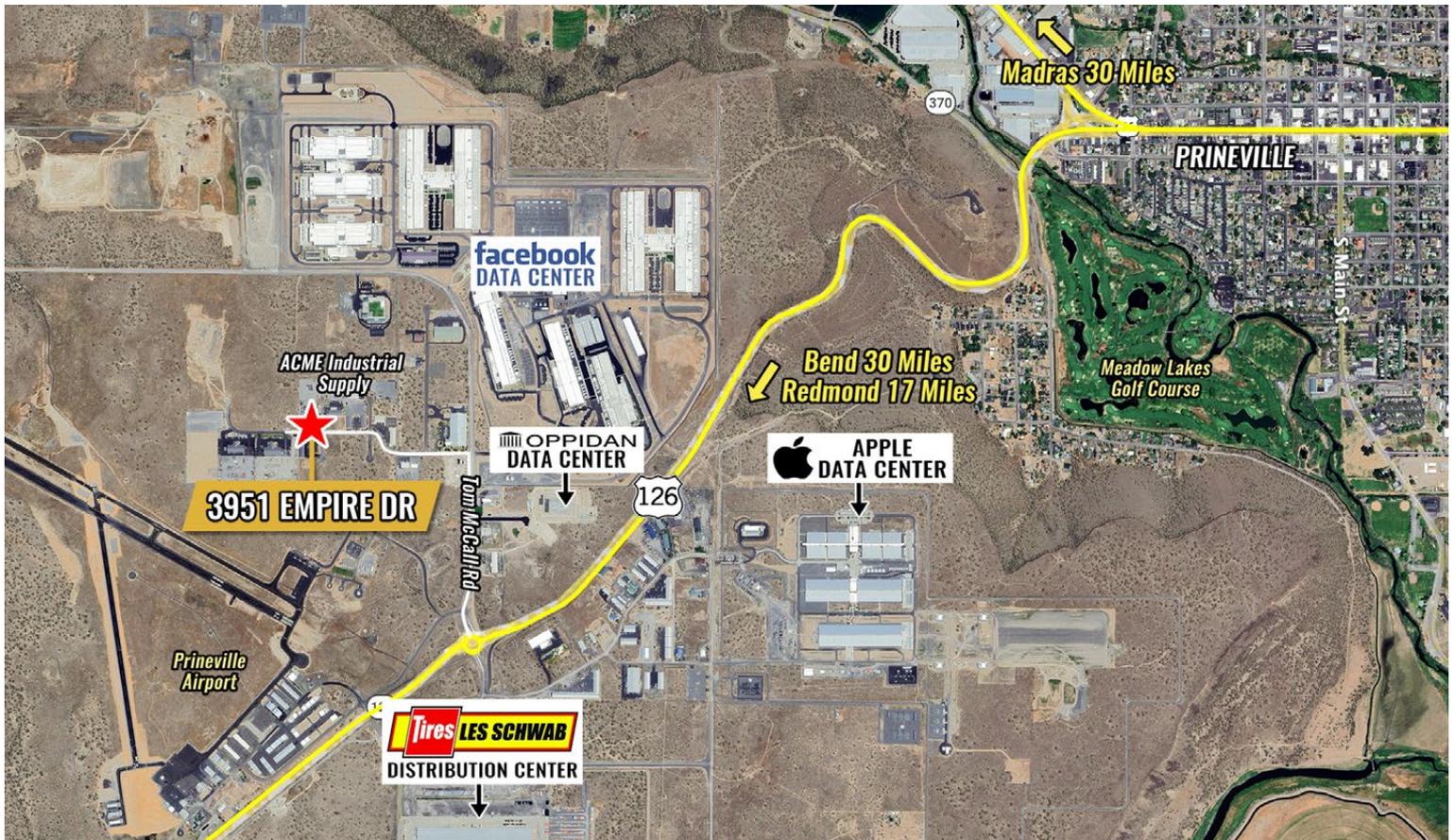
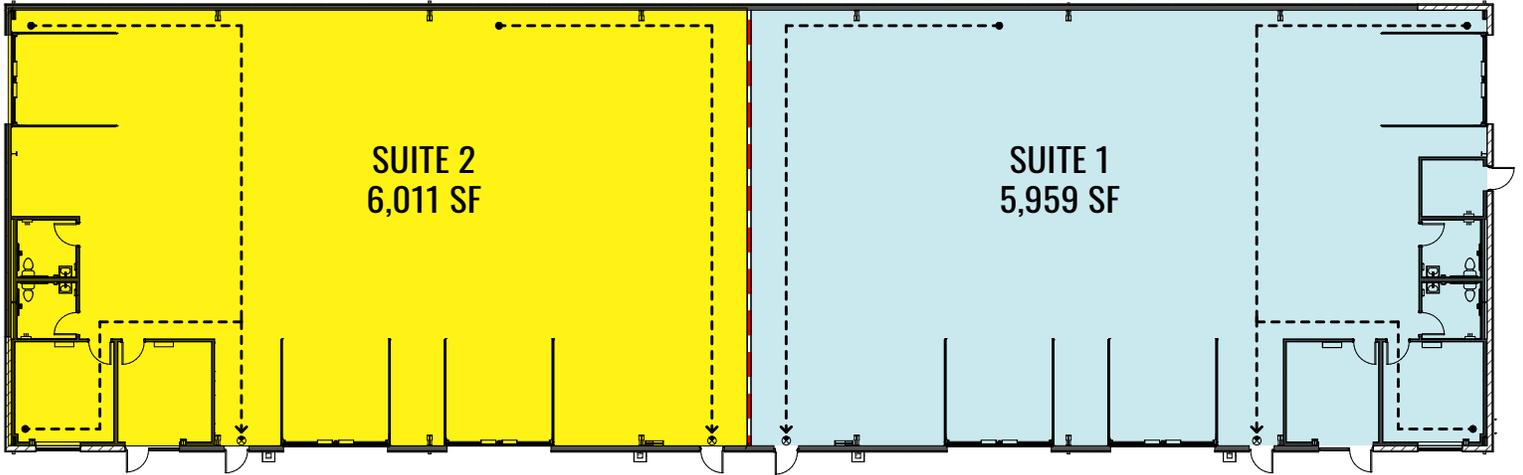
REAL ESTATE SERVICES

FOR LEASE

New Construction Industrial Building

Page Ct., Prineville, OR 97754

5,959 - 11,970 SF | \$1.10/SF/MO. NNN



Broker is 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.



Bruce Churchill
Principal Broker
Cell 541.280.7560
bchurchill@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES