

BEND INDUSTRIAL BUILDING SHOWROOM/OFFICE & WAREHOUSE

635 SE Business Way | Bend OR, 97702

FOR LEASE
BEND INDUSTRIAL



Move in ready Showroom/Office/Warehouse

INTRO LEASE RATE

LEASE RATE: \$0.85/RSF/MO/NNN NNN: Estimated \$0.25/RSF

Owner will consider "Automotive Use" contingent on credit, background, business and experience.

- 9,000 RSF +/- Main building open showroom area, two (2) offices and two (2) restrooms
- Lower-level in main building two (2) offices and one (1) restrooms w/one (1) 7' roll-up door
- 7 parking spaces in front of Main building w/paved parking on lower level
- On 0.60/Acre (26,135/SF) lot Zoned IL (Light Industrial)
- Two (2) 200/amp/ 240v panels electrical service
- Fiber-optic high-speed available
- Signage subject to City of Bend code
- Air-Condition Showroom

Tom Tapia, CCIM, Principal Broker

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Brian Fratzke, CCIM, Principal

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541.306.4948 | www.fratzkecommercial.com

EXTERIOR
PROPERTY PHOTOS



AERIAL



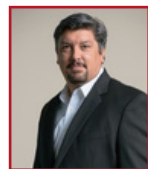
Not Included

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*Separate Storage/shop building not included.



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With You Every Square Foot of the Way.

DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusivelisting .The informationcontainedhereinisgivenin confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.