

INDUSTRIAL OWNER-USER OPPORTUNITY

FOR SALE | 2 BUILDINGS | \$275/SF | AVAILABLE SEPARATELY OR TOGETHER

20676 Carmen Loop: ~~\$3,905,000~~ \$3,550,000 | 20680 Carmen Loop: ~~\$3,159,750~~ \$2,872,500
Combined Offering: ~~\$7,064,750~~ \$6,422,500 (25,690 SF)



km Kidder Mathews
COMPASS COMMERCIAL
REAL ESTATE SERVICES

20676 & 20680 CARMEN LOOP | BEND, OREGON 97702



CARMEN LOOP INDUSTRIAL

INDUSTRIAL OWNER-USER OPPORTUNITY

The offering consists of two standalone industrial buildings on separate tax lots totaling ±1.32 acres in Bend's American Loop Industrial Park. The properties may be acquired individually or together, providing flexibility for both owner-users and investors. Combined, the buildings provide 25,690 square feet of functional space with upgraded power, multiple grade-level roll-up doors, secure fenced yard areas, and flexible warehouse configurations suited for a wide range of light industrial, manufacturing, fabrication, and service-oriented users.

Both buildings are leased through September 30, 2026 (call listing broker for details), providing short-term income before transitioning to an owner-user or investment opportunity. With convenient access to SE Reed Market Road, one of Bend's primary east-west corridors, the location offers excellent connectivity to U.S. 97, the Bend Airport, and the broader industrial districts.

The property's two-building configuration allows for operational separation between office, warehouse, and production functions, while the secured perimeter and ample yard space accommodate equipment, fleet parking, and outside storage. Upon lease expiration, the site is well suited for an owner-user seeking long-term control of a unified industrial campus in a centrally located Bend submarket.

NORTH BUILDING	Address	20676 Carmen Loop, Bend, OR 97702
	Sale Price	\$3,905,000 (\$275/SF) \$3,550,000 (\$250/SF)
	Tax Lot	181209AC00100
	Building Size	14,200 SF
	Lot Size	0.82 acres
	Power	277/480V 3-phase service with two step-down transformers providing 120/208V 3-phase distribution*
	Features	Large open warehouse with 8 roll-up doors, 4 private offices, break room, 3 restrooms
SOUTH BUILDING	Address	20680 Carmen Loop, Bend, OR 97702
	Sale Price	\$3,159,750 (\$275/SF) \$2,872,500 (\$250/SF)
	Tax Lot	181209AC01900
	Building Size	11,490 SF
	Lot Size	0.50 acres
	Power	120/208V 3-phase multi-meter service with six 200-amp main breakers*
	Features	2 open warehouses with 4 roll-up doors, offices and restrooms; ±3,509 SF 2-story modern office area with nicely built out offices, conference room, kitchenette, restrooms and glass roll-up door
BOTH BUILDINGS	Total Sale Price	\$7,064,750 (\$275/SF) \$6,422,500 (\$250/SF)
	Total Lot Size	1.32 acres
	Total Building SF	25,690 SF
	Number of Buildings	2
	Year Built	2005
	Zoning	Light Industrial (IL)

*Buyer must verify all electrical specifications for accuracy.

BUILDING HIGHLIGHTS



FLEXIBLE ACQUISITION

Two buildings available individually or together on separate tax lots



OWNER-USER OPPORTUNITY

Buildings fully leased to a single tenant through September 30, 2026 (call broker for details)



INCOME POTENTIAL

Ability to occupy one building and lease the other for additional revenue



MULTIPLE GRADE DOORS

Large warehouses and multiple roll-up doors in both buildings



HEAVY 3-PHASE POWER

Robust electrical capacity across both buildings



SECURED YARD AREAS

Fenced for equipment, fleet, and outdoor storage



VERSATILE INDUSTRIAL

Ideal for fabrication, light manufacturing, or service users

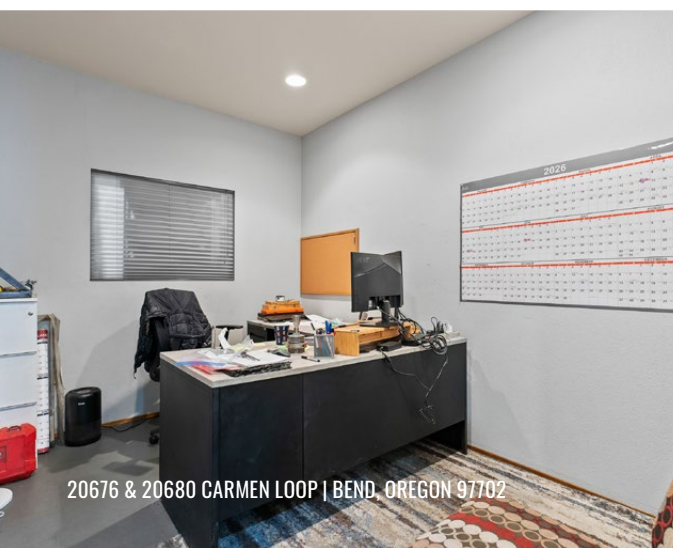


STRONG ACCESS

Easy connectivity to SE Reed Market Road and U.S. 97



20676 CARMEN LP PHOTOS

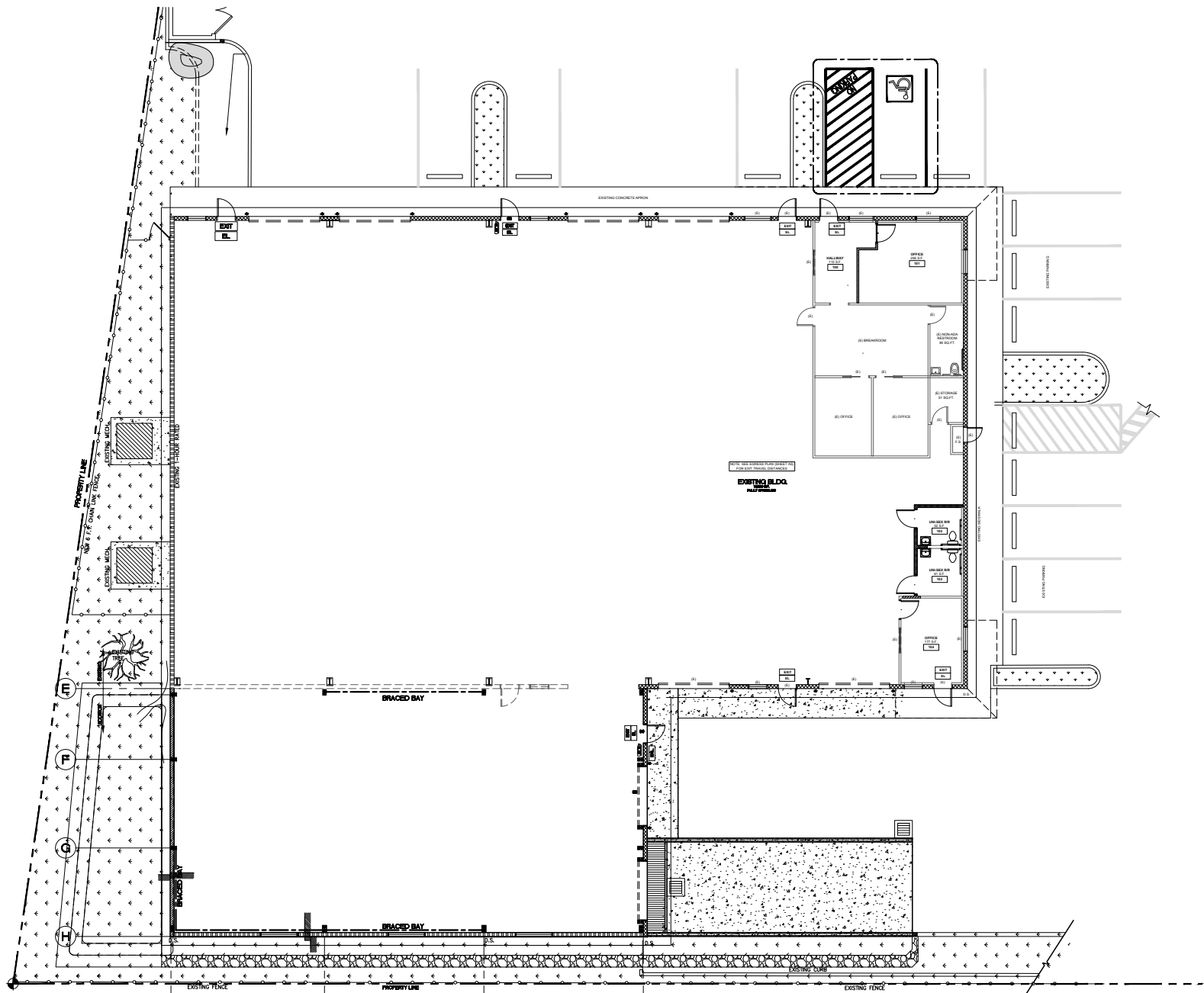


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20676 CARMEN LP FLOOR PLAN

Floor plan is approximate



20680 CARMEN LP PHOTOS



Floor plan is approximate

SECOND FLOOR PLAN



LOCATION





EXCLUSIVELY LISTED BY:

20676 & 20680 CARMEN LOOP | BEND, OREGON 97702



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Scott Murphy, SIOR
Broker
Cell 503.221.2287
smurphy@kidder.com



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