

INDUSTRIAL SPACE: 3,023-35,475 SF

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE | MURRAY ROAD INDUSTRIAL CENTER
20495 MURRAY ROAD, BEND, OR 97701



20495 MURRAY ROAD



20495 MURRAY RD., BEND, OR 97701

MURRAY ROAD INDUSTRIAL CENTER SUITES

The Murray Road Industrial Center presents an exceptional opportunity to lease highly functional industrial spaces in one of Central Oregon's most dynamic business corridors. Situated on 5.68 acres, this 115,094 SF building is thoughtfully divided into ten suites. Four suites are available for lease, ranging from 3,023 SF to 16,900 SF, offering businesses the flexibility to grow and thrive. Each suite is designed with efficiency in mind, featuring expansive clear-span warehouse/manufacturing areas, dedicated office build-outs, dock-high loading, grade-level roll-up doors, and 20' eave heights. With 3-phase 480-volt power, fiber-optic connectivity, and thermostat-controlled heating, the property is equipped to support a wide range of industrial, distribution, and production uses.

Tenants enjoy 131 shared parking spaces and ADA-accessible amenities, all within a professionally managed property that offers excellent visibility from Murray Road and convenient access to Highway 97 and the Bend Parkway. Surrounded by a vibrant mix of regional and national businesses, the Murray Road Industrial Center delivers the ideal combination of location, functionality, and accessibility—making it the perfect choice for companies seeking a competitive edge in Bend's growing industrial market.

PROPERTY SUMMARY	Address	20495 Murray Rd., Bend, OR 97701	
	Building Size	115,094 SF	
	Lot Size	5.68 Acres	
	NNN.	Est at \$0.24/SF/Mo.	
	Year Built	1975 (Redeveloped in 2014)	
	Zoning	Light Industrial (IL)	
	Parking	131 total shared parking spaces	
1 ST FLOOR	Suite 100	16,900 SF	\$1.00/SF/Mo. NNN
	Suite 120	12,529 SF	\$1.00/SF/Mo. NNN
	Suite 130	3,023 SF	\$1.15/SF/Mo. NNN
	Suite 135	3,023 SF	\$1.15/SF/Mo. NNN

BUILDING HIGHLIGHTS



HIGH-SPEED CONNECTIVITY

Fiber-optic cabling within building



HEATING THROUGHOUT

Thermostat-controlled gas heat



HIGH-CAPACITY

3 phase 480 volt power



AMPLE PARKING

131 shared spaces



GREAT ACCESS

Close proximity to Hwy 97
(Bend Parkway)



HIGH VISIBILITY

Premium visibility from
Murray Road and Bend
Parkway



ADA ACCESSIBLE

Multiple ADA restrooms in
building

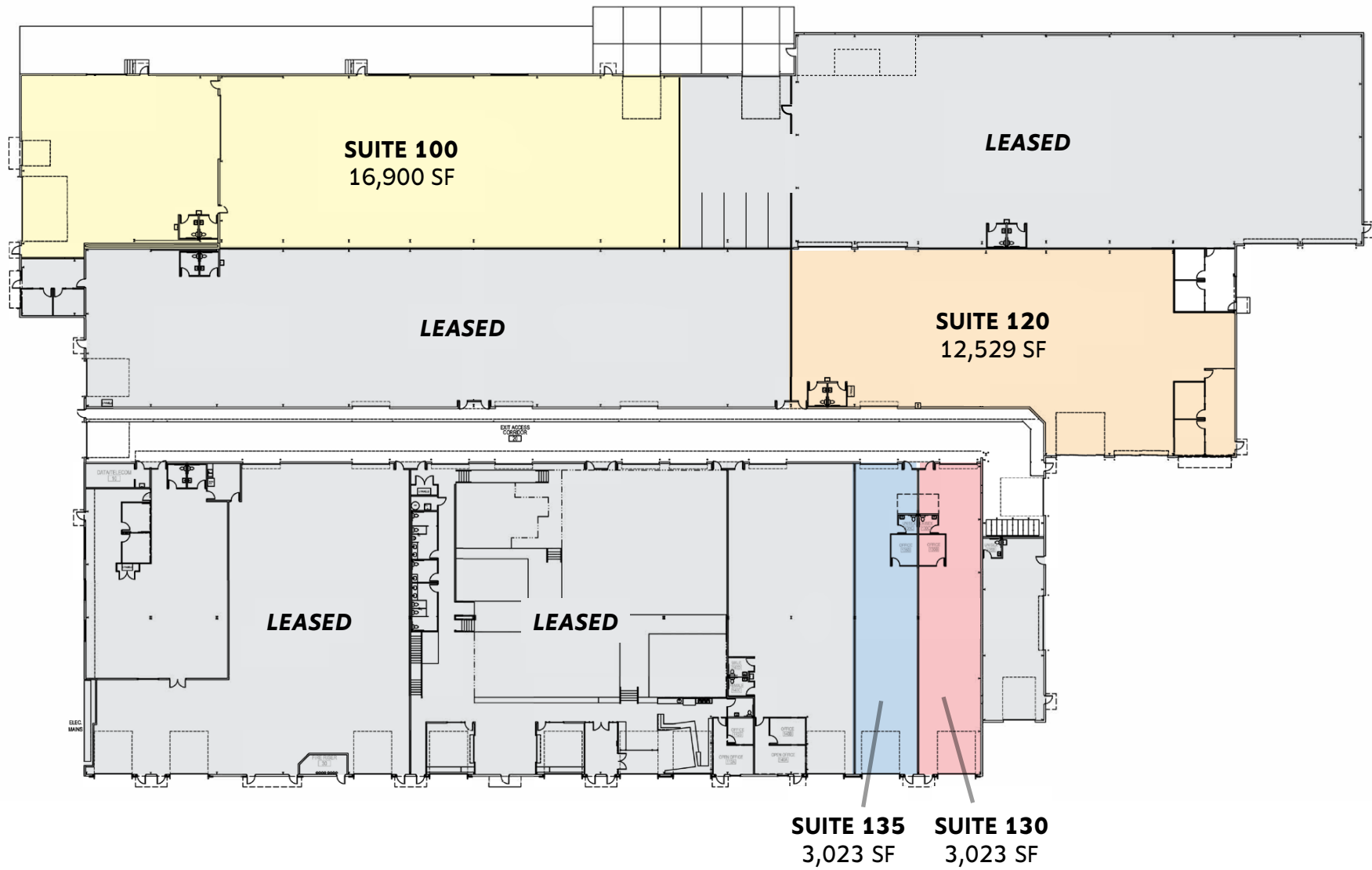


EXCELLENT LOCATION

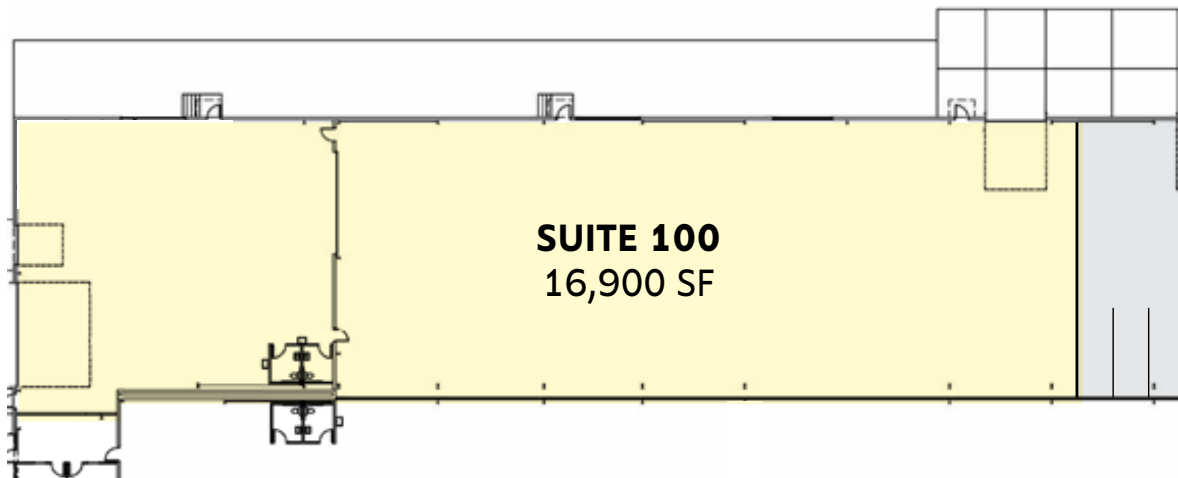
North side of Bend provides
easy access to Redmond, Sisters,
and all of Central Oregon



FLOOR PLAN



INDUSTRIAL SUITE



SUITE 100

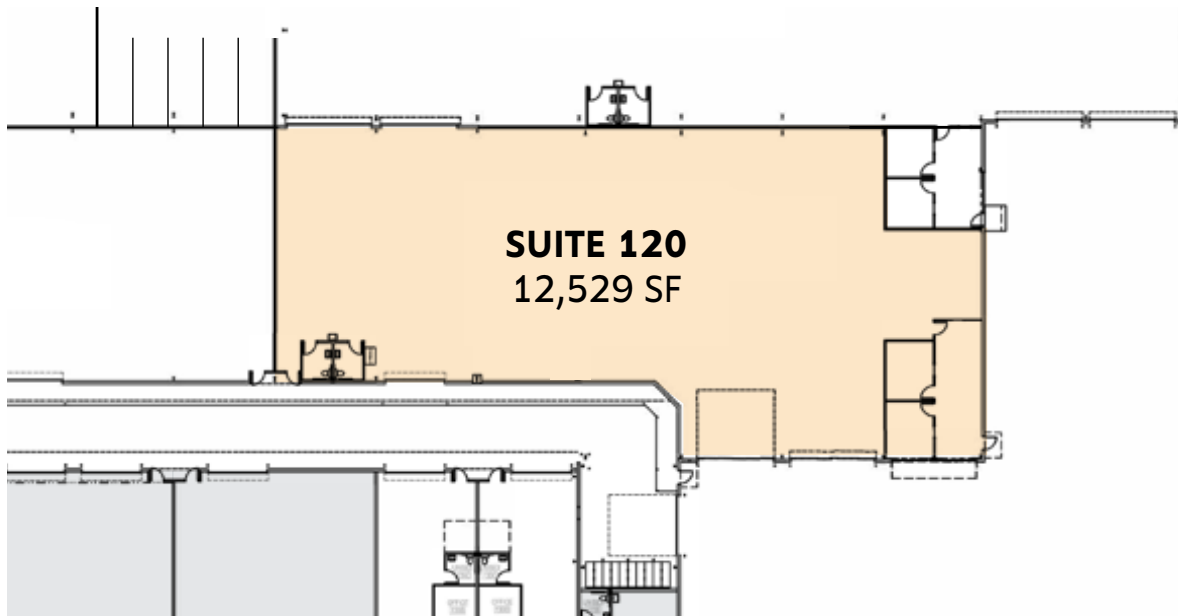
SIZE: 16,900 SF

LEASE RATE: \$1.00/SF/Mo. NNN

FEATURES & AMENITIES

- 16,900 SF of warehouse/manufacturing space
- Natural light throughout
- Well suited for a manufacturer or distributor who needs a showroom
- Two grade level roll-up doors: one 24'x16' and one 14'x14'
- Dedicated dock-high loading ramp
- 20' eave height
- Interior is approximately 65' by 245'

INDUSTRIAL SUITE



SUITE 120

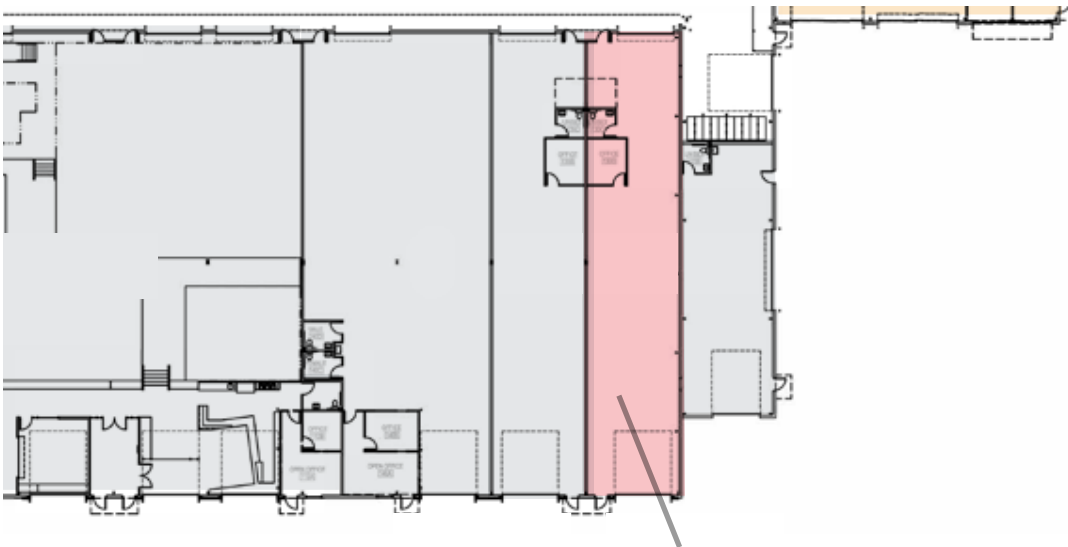
SIZE: 12,529 SF

LEASE RATE: \$1.00/SF/Mo. NNN

FEATURES & AMENITIES

- Includes 11,124 SF of clear span warehouse/manufacturing and 742 SF of office with storefront entry, reception area and two private offices
- Two grade level roll-up doors: 20'x18' and 19'x16'
- Dedicated internal loading ramp
- Shared dock-high loading ramp and forklift access corridor
- 20' eave height
- Interior is approximately 78' by 166'

INDUSTRIAL SUITE



SUITE 130
3,023 SF

SUITE 130

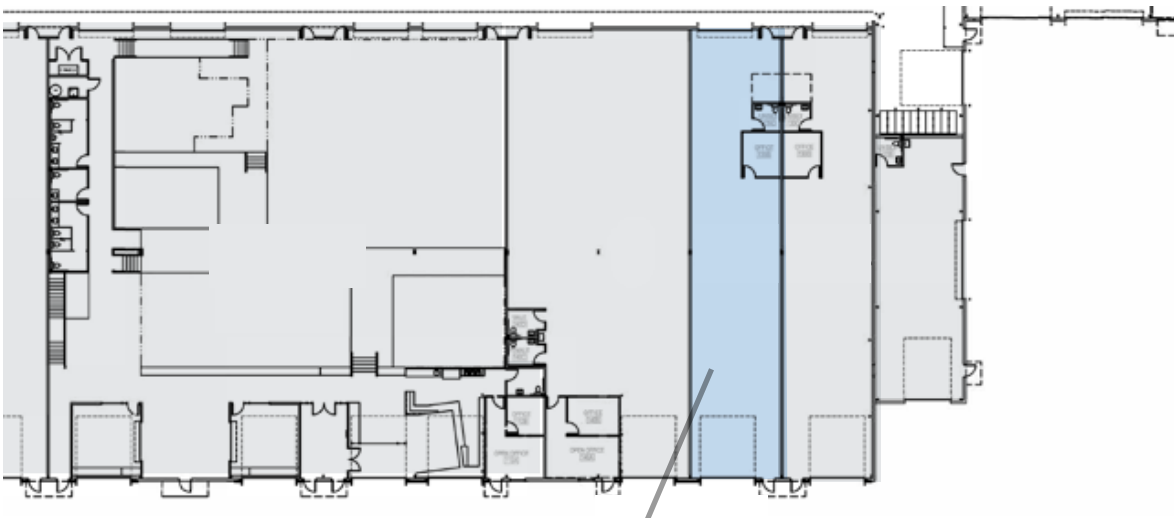
SIZE: 3,023 SF

LEASE RATE: \$1.15/SF/Mo. NNN

FEATURES & AMENITIES

- Suite includes warehouse space, an office, and private restroom
- Shared dock-high loading ramp
- Two grade level roll-up doors

INDUSTRIAL SUITE



SUITE 135
3,023 SF

SUITE 135

SIZE: 3,023 SF
LEASE RATE: \$1.15/SF/Mo. NNN

FEATURES & AMENITIES

- Suite includes warehouse space, an office, and private restroom
- Shared dock-high loading ramp
- Two grade level roll-up doors

LOCATION



BUS HWY 97



EMPIRE AVE

BEND Pkwy 97

Lonza



BOYD ACRES RD



PLATEAU DR

LAYTON AVE



LOWER MEADOW DR

North Empire Storage



HIGH DESERT LN



BEAVER COACH SALES



BRINSON BLVD



MURRAY ROAD INDUSTRIAL CENTER



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BEND, OREGON

With a population of 106,926 (2024), 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.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(#6 in 2024 & #4 in 2025)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

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-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, 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



31 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate

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SERVICES**

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