

OWNER-USER
FOR SALE



FLEX BUILDING WITH WAREHOUSE & OFFICE
1004 SW Emkay Drive | Bend OR, 97702

Offered at: \$5,529,000



Zoned MU (Mixed Urban)

Owner/User Industrial property for sale.
Move-in-ready office & warehouse

- 18,430 +/- RSF building
- One tax lot of 0.99 acres (41,124 SF)
- In the enterprise zone
- Three (3) 14' roll-up doors
- 41 parking stalls
- Three-phase electrical service 240 volts with 1200 AMPs
- **SDC Credit Estimate of \$133,249.52**

Offered at: \$5,529,000

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | C 541-390-2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



With You Every Square Foot of the Way.

963 SW Simpson Ave Suite 220 | Bend, OR 97702

541-306-4948 | www.fratzkecommercial.com

Brian Fratzke, CCIM, Principal Broker
brian@fratcommercial.com

Tom Tapia, CCIM, Principal Broker
tom@fratcommercial.com

Scott Harman, Broker
scott@fratcommercial.com

Emerson Fratzke, Marketing Director
emerson@fratcommercial.com

DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



PROPERTY OVERVIEW:

1004 SW Emkay Drive is an 18,430 RSF flex/industrial building on 0.99 acres in Bend's westside market, offered at \$5,529,000. The property is demised into two suites and includes office, warehouse, and manufacturing space, three 14' grade-level roll-up doors, 41 parking stalls, and 240-volt three-phase power with 1,200 amps. Mixed Use Urban zoning allows for a broad range of commercial and residential uses. Located two blocks from Oregon State University-Cascades with convenient access to westside amenities and major transportation routes.

- 18,430 +/- RSF building
- Remodeled in 2021
- One tax lot of 0.99 acres (41,124 SF)
- Three (3) 14' roll-up doors
- 41 parking stalls
- Three-phase electrical service 240 volts with 1200 AMPs
- SDC Credit Estimate of \$133,249.52



Building Details

The building totals approximately 18,430 RSF and is constructed with concrete tilt-up walls on a poured slab foundation with a truss roof system. The property is configured into two suites and includes office, warehouse, and manufacturing space. Building features include three 14' grade-level roll-up doors, six man doors, separate male and female restrooms in each suite, 240-volt three-phase electrical service with 1,200 amps, a 2-inch water line, rooftop HVAC serving the office areas, and Reznor and radiant heating in the warehouse bays. The site includes 41 parking stalls on approximately 0.99 acres.

Building Location/Enterprise Zone

Located on Bend's westside just two blocks from Oregon State University-Cascades, 1004 SW Emkay Drive provides convenient access to nearby restaurants, retail, housing, and major transportation routes. The property is also located within Bend's Enterprise Zone, which may provide qualifying businesses with property tax exemptions on eligible new investments and other economic development incentives.



Recent Improvements

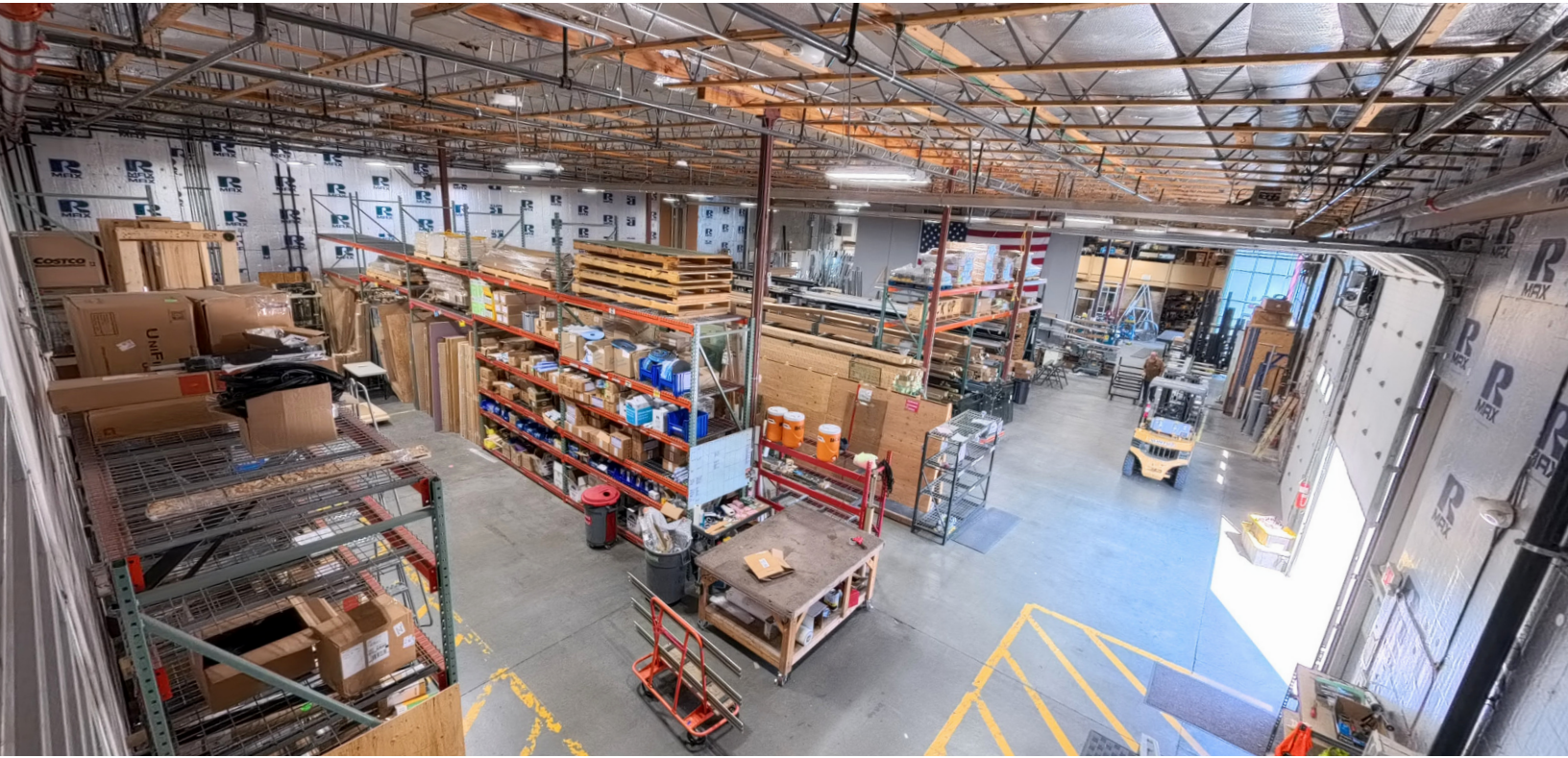
- New structural demising wall in Warehouse
- New Roof – 15,220 sf

New TPO Roof System:

- Install one layer of V* Carlisle R-Tech fanfold recover board; mechanically fastened to the roof deck per Carlisle specifications.
- Carlisle.060 Sure-Weld TPO membrane, gray color, mechanically attached installation.
- Entire roof laid up with 6' wide sheets, fastened 12" o.c. at the laps with Carlisle HPX screws and seam plates.
- 060 TPO membrane flashings adhered up, over the top, and min. 2" down the outside face at all parapet walls; up interior walls to the bottom edge of the wall finish materials.
- TPO membrane flashing of all roof curbs and penetrations.
- Install TPO walkway at three sides of the roof access hatch.
- Provide Carlisle 20-year total system material and labor warranty, 72 mph wind speed.
- New Boiler/HVAC/Domestic Water
- New 4-ton AC/Heat Pump (Severson Plumbing)
- LED Lighting throughout (Energy Trust rebate)
- New FACP
- Sewer inspection vault
- ADA-compliant striping and asphalt/driveway sloping
- ADA-compliant restroom updates
- Filtered water dispensers
- 3 new executive kitchens/break rooms
- New Roll-up door panels
- Renovated Gas space heating in Warehouse
- New Carpeting Throughout (carpet tiles w/ spare available)
- Updated data/phone wiring throughout, including Warehouse drops
- Electronic entry locksets and new door hardware throughout the building
- Expanded Security perimeter fencing - ~ 14,850sf
- 7 new enclosed office spaces – anodized aluminum or heavy glass office partition systems w/ re-routed return air ducting/vents to serve enclosed offices.
- Custom blinds throughout
- Diamond polish concrete floors at main entry
- Privacy film at west retail windows
- Covered Gazebo/yard storage



WEARHOUSE PHOTOS







SUBJECT PROPERTY

SW TAYLOR CT

SW CENTURY DR

SW 13TH ST

SW EMKAY DR

SW COLUMBIA ST

SW DISK

SW COLORADO AVE

SW DONOVAN AVE

SW 13TH PL



Riverbend
Park

DESCHUTES RIVER

Farewell
Bend Park

SW REED MARKET RD

[illegible]



SCALE: 1/8"=1'-0"



City of Bend System Development Charge

7-1-20 to 6-30-21 Fee Schedule

ESTIMATE

SDC Request: 1

1

Tech: KIK/SLE

NOTE: The estimate or permit calculations are based upon the submitted information and records retained by the city. The final charges may be different than the estimate due to unforeseen circumstances that arise during the review and permitting process. The estimate is not a final decision of the City of Bend. Please work with Planning, Building and Engineering Divisions for their fees, processes and requirements.

Property Location: 1004 SW EMKAY DR

Applicant: Lennie Brant

Phone: (541) 317-2939

Email: lbengplanning@lbeng.com

Use

Proposed: General Office/Manufacturing

Current: General Office/Warehouse

Size

Proposed (Sq Ft): 18,846

Estimate BP #: PRSDCE202101115

Existing (Sq Ft.): 18846

Ext. Water Meters: 1" paid for 2" in the ground

New Wtr Meters: 0

SDC

Sewer	EDU: -0.75	Estimate: \$	(3,730.50)	Credit
Water	EDU: -1.70	Estimate: \$	(9,482.60)	Credit
Transp.	EDU: 0.00	Estimate: \$	28,361.12	Due
Parks	EDU: 0.00	Estimate: \$	-	

Total Due:	\$ 28,361.12
------------	--------------

See attached sheet for summary of calculations

Comments

Applicant has proposed remodeling of a warehouse/office building. Floor plans measure out to approximately 446sqft greater than what was in records. Honored since previous records did not have measureable floor plans. Current proposal is for office square footage and warehouse space. Occupancy is proposed as F-1 due to some manufacturing taking place. Manufacturing has been estimated due to this occupancy classification. Additionally, distribution has been proposed as a function of the building which supports the manufacturing classification.

Summary of SDC Calculations

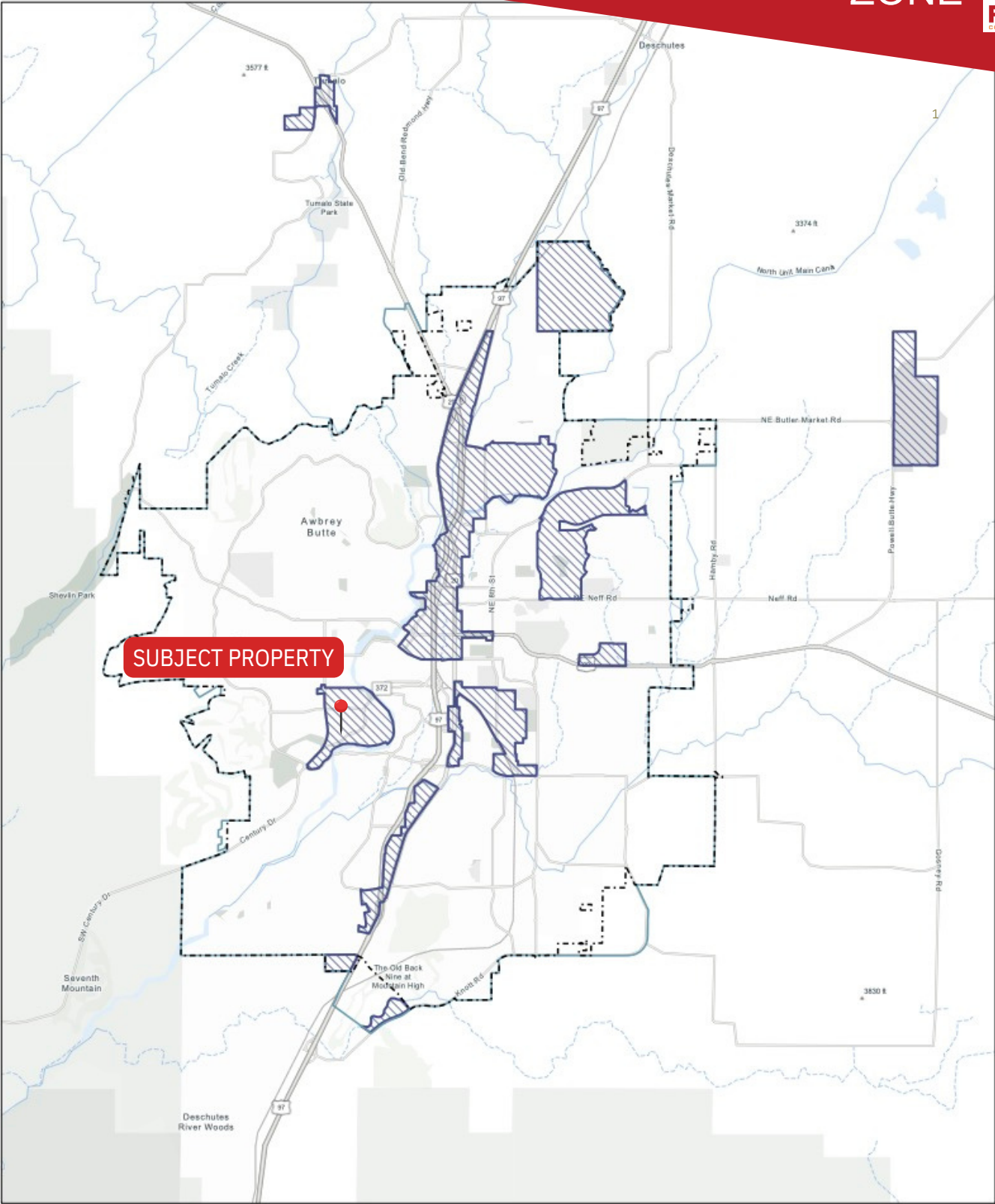
Sewer Calcs						
	Unit Description	Base Fee	Units	Credits	EDU	Cost
c. Bank and office, except medical, dental and veterinary; one (1) EDU for each 2000 square feet of gross floor area.	Each 2000 Square ft	\$ 4,974.00	5963	11600	-2.82	\$ (14,026.68)
e. Industrial, manufacturing, beverage processors and commercial warehouse, 0.09 EDU per person employee for domestic wastewater only. The industrial wastewater will be measured and tested at the users expense. The rate will be computed based on equivalent wastewater strength and quantity	.09 EDU per person employee	\$ 4,974.00	25	2	2.07	\$ 10,296.18
#N/A	#N/A	\$ 4,974.00	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	\$ 4,974.00	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	\$ 4,974.00	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	\$ 4,974.00	#N/A	#N/A	#N/A	#N/A
Total:					-0.75	\$ (3,730.50)

Summary of SDC Calculations

Water Calcs						
	SDC RATE	New Meters	Ex. Meter	EDU	Cost	Comments
1 inch equivalent to 1.7 EDU	\$ 9,482.60	0	1.00	-1.70	\$ (9,482.60)	
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Total:		0	1	-1.7	\$ (9,482.60)	No additional water SDCs unless meter size is increased.

Summary of SDC Calculations

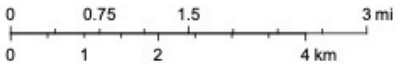
Transportation						
Description	Unit	Units	Credits	Fee	Total	Comments
Warehouse	Per 1,000 sq ft	0	6800	\$ 3,786.00	\$ (25,744.80)	NONE
General office	Per 1,000 sq ft	5963	12046	\$ 5,886.00	\$ (35,804.54)	NONE
Manufacturing	Per 1,000 sq ft	12883	0	\$ 6,979.00	\$ 89,910.46	NONE
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Sub-Total:		18846	18846		\$ 28,361.12	NONE



9/3/2026, 11:24:23 AM

- City Limits
- Urban Growth Boundary
- Enterprise Zone
- Approved

1:90,299



Deschutes County - Assessor's Office, Deschutes County -
Surveyor's Office, Deschutes County - Community
Development Department, City of Bend, Deschutes County



**BRIAN
FRATZKE**

CCIM, PRINCIPAL

541.480.2526 [C]

BRIAN@FRATCOMMERCIAL.COM



**TOM
TAPIA**

CCIM, PRINCIPAL

541.390-2900 [C]

TOM@FRATCOMMERCIAL.COM