



LOCATED IN PRINEVILLE INDUSTRIAL PARK  
 QUALITY TENANT MIX OF COMPANIES WITHIN 1 MILE RADIUS



**FOR SALE/LEASE**  
 PRINEVILLE INDUSTRIAL

**THE CUT PLANT BUILDING**

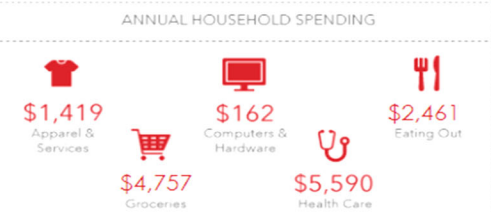
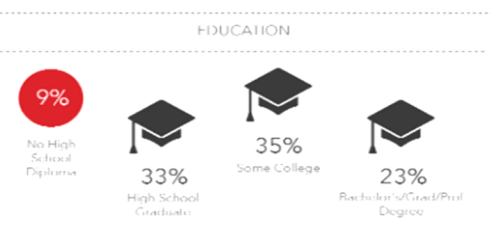
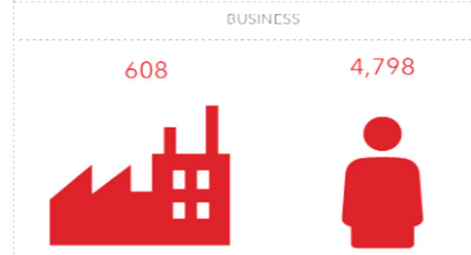
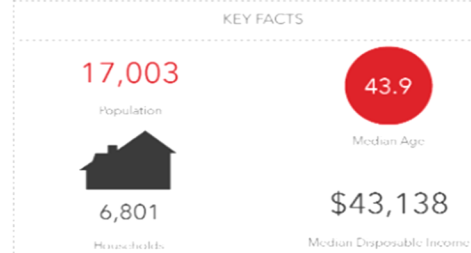
1941 NW INDUSTRIAL PARK RD PRINEVILLE, OR 97754



**SALE PRICE REDUCED \$50,000!**  
**NEW LEASE RATE: \$0.55/RSF**

**DEMOGRAPHIC SUMMARY**

200 SE Combs Flat Rd, Prineville, Oregon, 97754  
 Drive time of 15 minutes



**OFFERED FOR SALE: \$1,900,000**

**OFFERED FOR LEASE: \$0.55/RSF CAM: \$0.07/RSF/MONTH**

(SINGLE TENANT BUILDING/TENANT RESPONSIBLE FOR ALL MAINTENANCE AND ANY AND ALL SEPARATELY METERED UTILITIES)

- **BUILDING SIZE:** 24,980+/- SQ.FT.
- **ACREAGE:** PARTITION WILL BE REQUIRED WITH COSTS PAID BY SELLER/ CONTINGENT ON FINAL PLAT.
- **ALSO FOR SALE:** 2.86/ACRES HEAVY INDUSTRIAL ZONED LAND (M-2) IN PARK-EASTERLY PORTION

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Information is from sources deemed reliable but not warranted or guaranteed. Subject to change without further notice.



## PROPERTY OFFERING INFORMATION

### Manufacturing/Warehouse Building

**SUBJECT BUILDING:** 24,980+/- Square Feet

**SALE PRICE:** \$1,900,000

**LEASE TYPE:** NNN – CAM: \$.07/RSF/PER MONTH  
Tenant pays all maintenance and any separately metered utilities  
(CAM includes Property Taxes, Insurance, Water & Sewer)

**LEASE RATE:** \$0.55/RSF (Additional Spaces For Lease)

### CUT PLANT BUILDING AMENITIES:

- 750 KVA Transformer-Enormous amount of Power Available
- Upgraded Fire Suppression System
- Potential Rail Spur
- Open Warehouse w/Office Area
- Large Breakroom/Lunchroom
- One (1) 14'x14" Roll-Up Doors
- Two (2) 12'x10 Roll-up Doors
- One (1) 28'x14' Roll- Up Door
- Restroom
- Ready for Immediate Occupancy
- Excellent Opportunity for Owner/User to Own Building

