

Red Barn Industrial Center

1167 NE JACKPINE AVE, REDMOND, OR 97756



NEW CONSTRUCTION
INDUSTRIAL FLEX SPACE FOR LEASE
17,048 SF | LEASE RATE: \$1.25/SF/MO

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Property Overview

1.

- 17,000+ SF of new construction industrial flex space
- Zoned M2 – Heavy Industrial
- Pre-engineered metal building on poured-slab concrete foundation
- 20' eave height / 30' peak height
- 12' x 14' roll-up doors
- Dedicated office space included
- 3-phase power
- Fully sprinklered fire suppression system
- 23 Shared parking stalls
- Easy access to Highways 97 & 126 – Central Oregon's main north-south and east-west routes
- Located in the Redmond Opportunity Zone – potential tax benefits
- Currently under construction by R&H Construction
- Estimated completion: October 2025
- Estimated NNN: \$0.30/SF
- 800 AMP Electric Service

2.



2.



TEKNEEK
DESIGN • BUILD • MANAGE

PROJECT #

1804-2

DRAWING

FLOOR PLAN

PROJECT

BUILDING 2
REDJAIN INDUSTRIAL CENTER
1147 NE JACOBINE AVENUE
REDMOND, OR 97768

REVISION

02/02/25 INTERIOR
DESIGN CHANGE

ISSUE TYPE

01/15/25

SHEET

A102

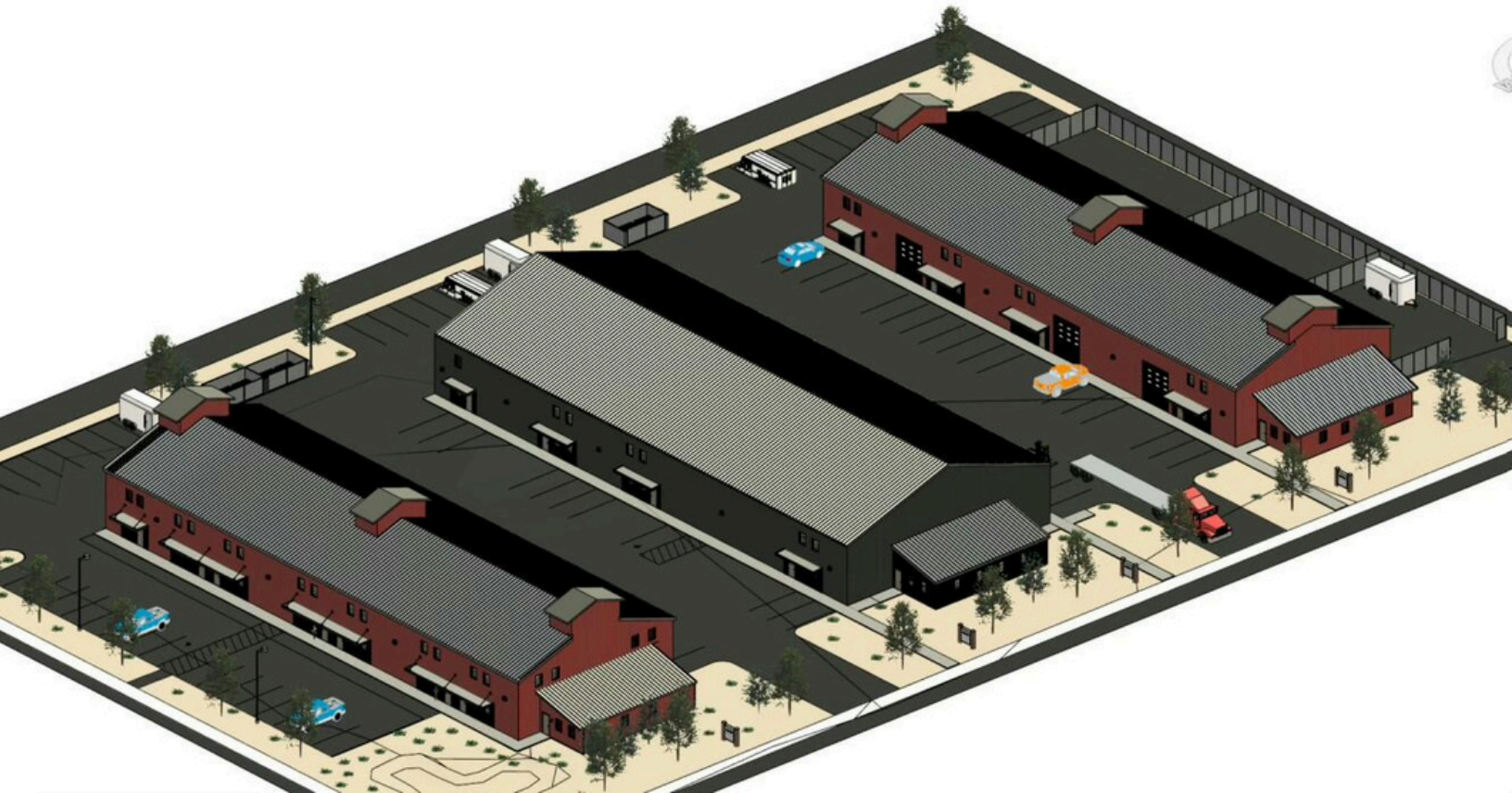
Renders

3.



Renders

3.



Deschutes County Property Information - Dial Overview Map



Map and Taxlot: 151310A001503



Note: Is there a better aerial we can use..?

Location Logistics

5.



Situated in the heart of Central Oregon, Redmond is a thriving city of approximately 40,000 residents, serving a broader region of over 200,000 people. Known for its high quality of life and unbeatable access to the outdoors, Redmond is surrounded by natural beauty—from the majestic Cascade Range to the winding Deschutes and Crooked Rivers, with world-renowned Smith Rock State Park just minutes away.

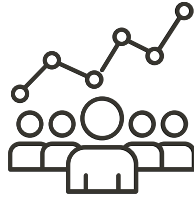
Often called "The Hub of Central Oregon," Redmond's strategic location places it at the crossroads of Highways 97 and 126, offering direct connectivity across the region. It's also home to the Redmond Municipal Airport (RDM), the region's commercial airport, making travel and logistics convenient for businesses and visitors alike.

The local economy is dynamic and growing, fueled by a diverse mix of industries including technology, advanced manufacturing, healthcare, government, and tourism. With a business-friendly climate, access to skilled labor, and a desirable lifestyle, Redmond continues to attract companies, talent, and investors from all over the country.

Location Logistics

5.

Community and Lifestyle



**ONE OF THE FASTEST
GROWING CITIES IN THE U.S.**



**COMMERCIAL FRIENDLY
CITY GOVERNMENT**



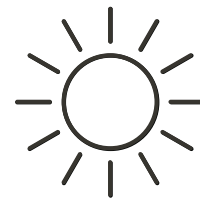
**30+ REGIONAL
MICROBREWERIES**



**MANY CHARTER AND
PRIVATE SCHOOLS**



**EXTENSIVE AMOUNT
OF HIKING TRAILS**



**300+ DAYS
OF SUNSHINE**



**NEARLY 4,000,000
TOURISTS A YEAR**



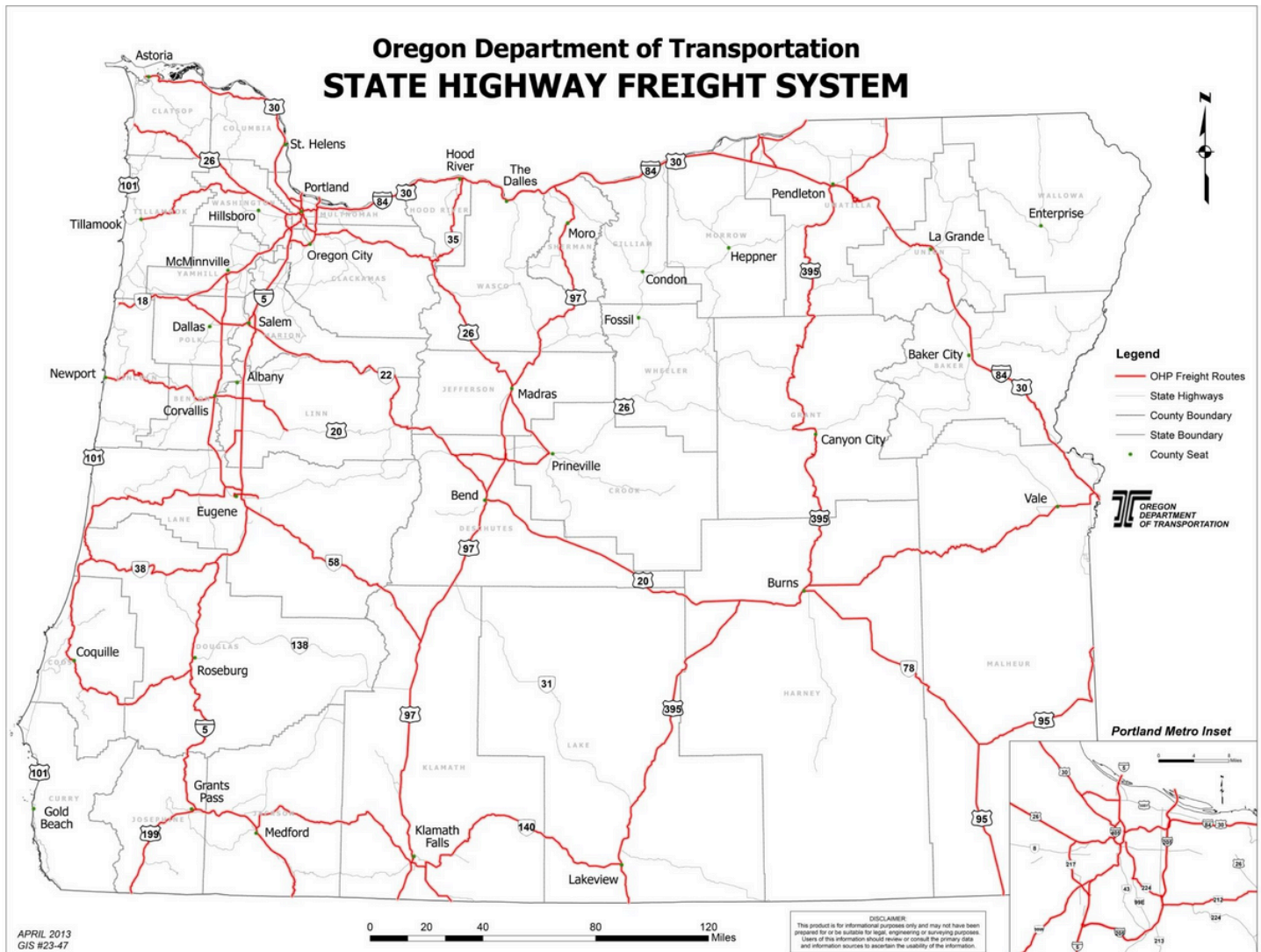
**30 BEAUTIFUL
GOLF COURSES**

Location Logistics

5.

Freight & Transportation Access

Redmond is strategically positioned along key freight corridors designated by the Oregon Department of Transportation's State Highway Freight System, making it a prime location for distribution, logistics, and industrial operations. With direct access to Highways 97 and 126, businesses benefit from efficient north-south and east-west transport routes, ensuring reliable movement of goods throughout Central Oregon and beyond. This connectivity supports streamlined supply chains and strengthens Redmond's position as a regional hub for commerce and freight mobility.



Location Logistics

5.

Redmond Zoning & Comprehensive Plan

Highway Area Plan

NW Area Plan

Eastside Framework Plan

SW Area Plan

Existing Zones

Large Lot Industrial
200 Acres +



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT
Prepared October 3, 2017

Legend

- Mixed Use Neighborhood
- Open Space Park Reserve
- Public Facility
- R3 - Limited Residential
- R4 - General Residential
- R5 - High Density Residential

Legend

- Mixed Use Employment
- Mixed Use Neighborhood
- Open Space Park Reserve
- Public Facility
- R3 - Limited Residential
- R4 - General Residential
- R5 - High Density Residential

Legend

- Central Business District Commercial
- Limited Service Commercial
- Industrial
- Mixed Use Employment
- Public Space/School
- Residential

Legend

- Mixed Use
- Public Facility
- R2
- R4
- R5

Zone Overlay Districts

- Downtown Overlay District
- MULW Overlay District

Zone Boundaries

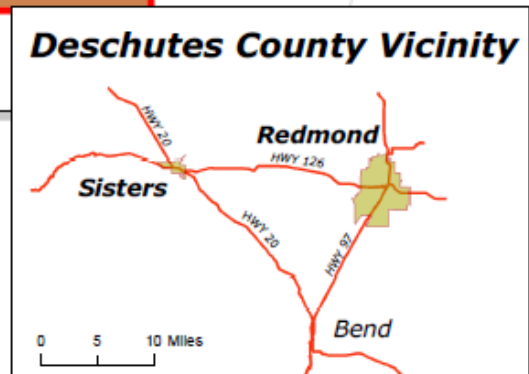
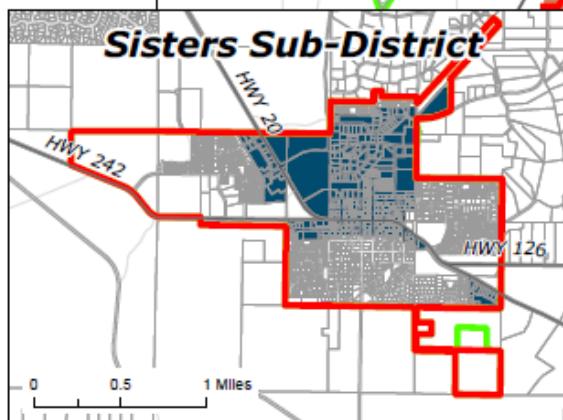
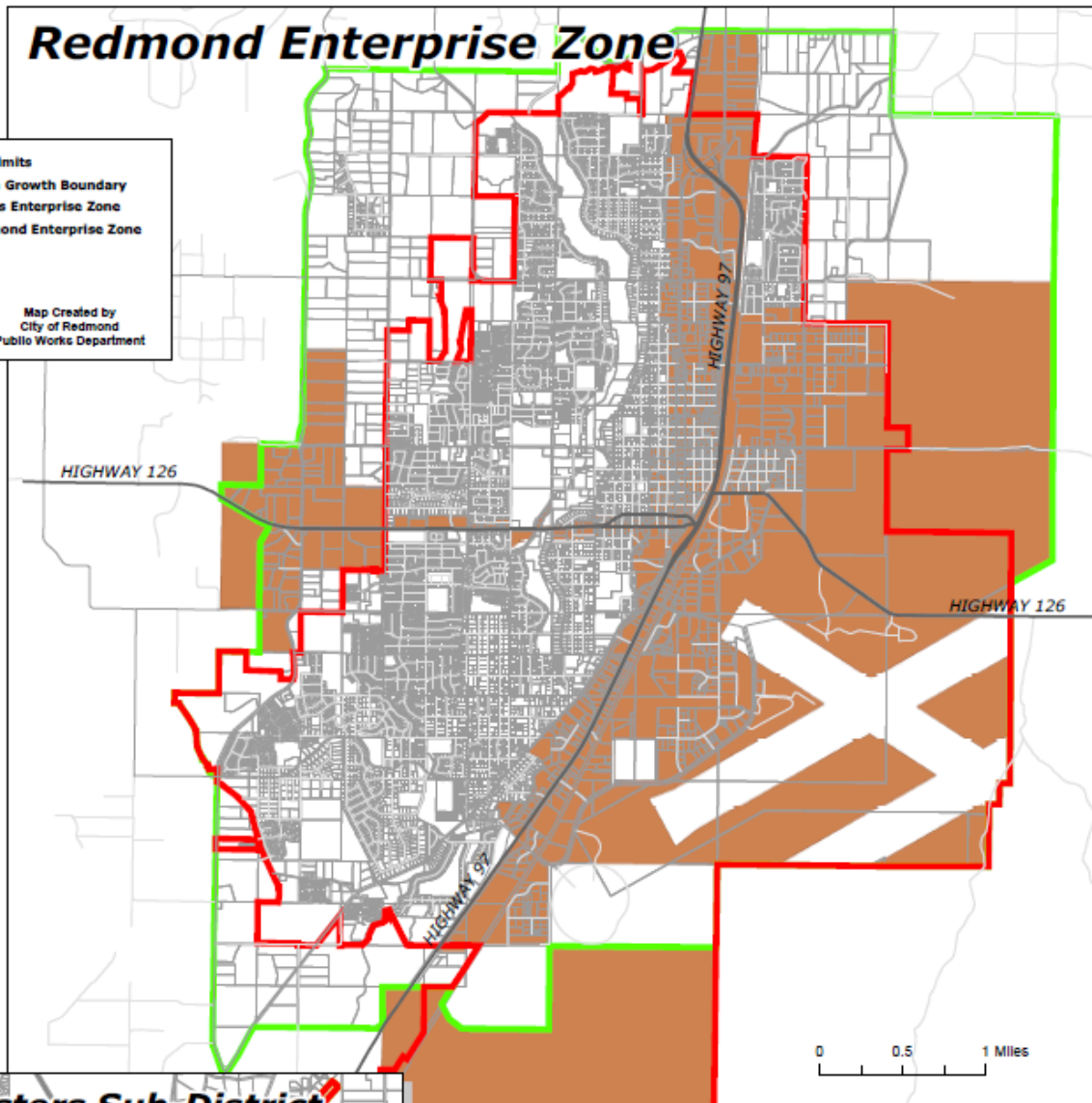
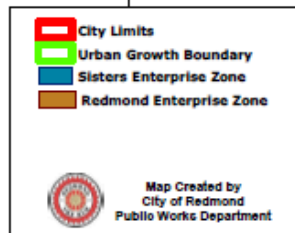
- AIRPORT
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
- C3 - Special Service Commercial
- C4 - Limited Service Commercial
- C4A - Limited Service Commercial
- C5 - Tourist Commercial
- FG - Fairgrounds
- M1 - Light Industrial
- M2 - Heavy Industrial
- MUE - Mixed Use Employment
- MULW - Mixed Use Live Work
- MUN - Mixed Use Neighborhood
- OSPR - Open Space Park Reserve
- PARK - Park
- PF - Public Facility
- R1 - Limited Residential
- R2 - Limited Residential
- R3 - Limited Residential
- R3A - Limited Residential
- R4 - General Residential
- R5 - High Density Residential
- UH10 - Urban Holding
- City Limits
- UGB
- URA

Location Logistics

5.

Greater Redmond Area Enterprise Zone 2020

Redmond Enterprise Zone



5.



Additional Resources 6.

Red Barn Industrial Center

1167 NE JACKPINE AVE, REDMOND, OR 97756

- [View MLS Listing](#)
- For insights into the development and impact of the Red Barn Industrial Center, [read this article from the Redmond Spokesman](#).
- [Learn More About the City of Redmond](#)



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