

# INDUSTRIAL OWNER-USER OPPORTUNITY

FOR SALE | \$3,905,000 (\$275/SF) | 14,200 SF



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20676 CARMEN LOOP | BEND, OREGON 97702



# CARMEN LOOP INDUSTRIAL

## INDUSTRIAL OWNER-USER OPPORTUNITY

The offering consists of a 14,200 square foot standalone industrial building situated on 0.82 acres in Bend’s American Loop Industrial Park. The property features warehouse space with upgraded power, multiple grade-level roll-up doors, fenced yard areas, and flexible configurations suited for a wide range of light industrial, manufacturing, fabrication, and service-oriented users.

The building is leased through June 30, 2026, providing near-term income with future potential for owner-user occupancy or repositioning. With convenient access to SE Reed Market Road, one of Bend’s primary east-west corridors, the property offers strong connectivity to U.S. 97, the Bend Airport, and the surrounding eastside industrial districts.

The site layout supports efficient operations with separation between office and warehouse areas, while the secured yard accommodates equipment storage, fleet parking, and outdoor use. Upon lease expiration, the property is well suited for an owner-user seeking long-term control of a centrally located industrial facility in Bend.

The adjacent property at 20680 Carmen Loop (11,490 SF) on 0.50 acre is also available for sale at \$3,159,750, offering a potential opportunity to expand into a multi-building industrial campus.

PROPERTY SUMMARY	Address	20676 Carmen Loop, Bend, OR 97702
	Sale Price	<b>\$3,905,000 (\$275/SF)</b>
	Tax Lot	181209AC00100
	Building Size	14,200 SF
	Lot Size	0.82 acres
	Year Built	2005
	Zoning	Light Industrial (IL)
	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	

*\*Buyer must verify all electrical specifications for accuracy.*

# BUILDING HIGHLIGHTS



## VERSATILE INDUSTRIAL

Ideal for fabrication, light manufacturing, or service users



## OWNER-USER OPPORTUNITY

Fully leased to a single tenant through June 30, 2026 (call broker for details)



## EXPANSION POTENTIAL

Adjacent building also available for purchase



## MULTIPLE GRADE DOORS

Large warehouse with eight roll-up doors



## HEAVY 3-PHASE POWER

277/480V service with step-down transformers



## SECURED YARD AREAS

Fenced for equipment, fleet, and outdoor storage



## FUNCTIONAL LAYOUT

14,200 SF building on 0.82 acres with usable yard area



## STRONG ACCESS

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

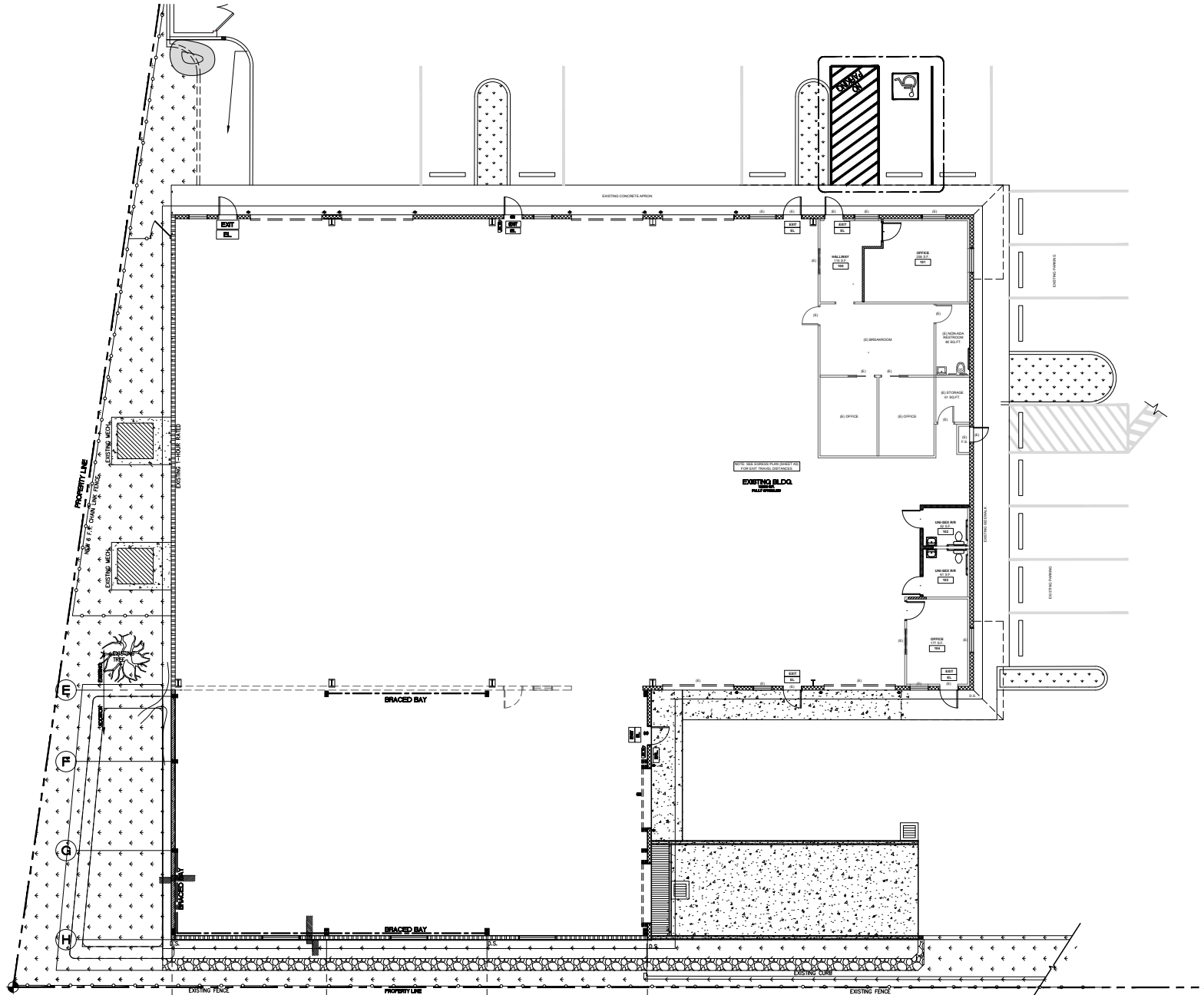


# 20676 CARMEN LP PHOTOS



# 20676 CARMEN LP FLOOR PLAN

Floor plan is approximate



# LOCATION





**EXCLUSIVELY LISTED BY:**

**20676 CARMEN LOOP | BEND, OREGON 97702**



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