

FOR LEASE  
BEND INDUSTRIAL



BEND INDUSTRIAL BUILDING  
SHOWROOM/OFFICE & WAREHOUSE  
635 SE Business Way | Bend OR, 97702



**Move in ready Showroom/Office/Warehouse**

**\*\*\*INTRO LEASE RATE\*\*\***

**LEASE RATE: \$0.85/RSF/MO/NNN NNN: Estimated \$0.25/RSF**

***Owner will consider "Automotive Use" contingent on credit, background, business and experience.***

- 9,000 RSF +/- Main building open showroom area, two (2) offices and two (2) restrooms
- Lower-level in main building two (2) offices and one (1) restrooms w/one (1) 7' roll-up door
- 7 parking spaces in front of Main building w/paved parking on lower level
- On 0.60/Acre (26,135/SF) lot Zoned IL (Light Industrial)
- Two (2) 200/amp/ 240v panels electrical service
- Fiber-optic high-speed available
- Signage subject to City of Bend code
- Air-Condition Showroom

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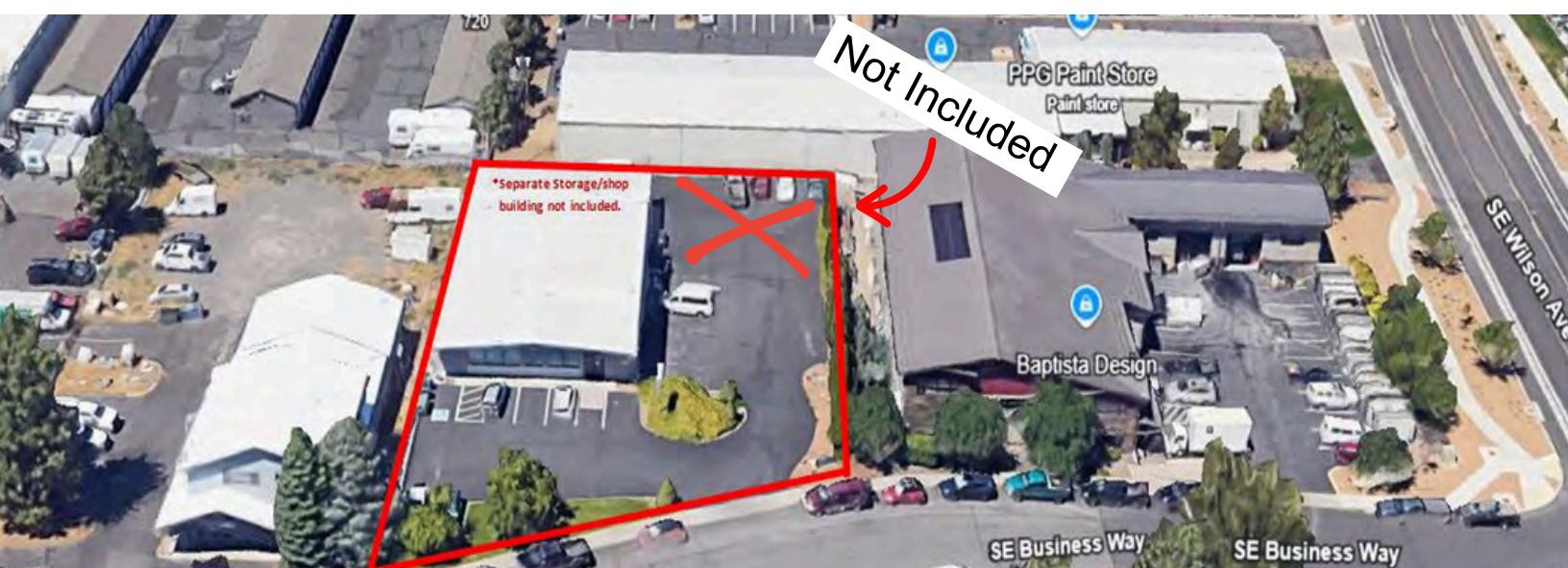
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# PROPERTY PHOTOS



AERIAL



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With You Every Square Foot of the Way.

**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.