

**CONDOS FOR SALE: 1,440-1,560 SF**

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

**FALCON STORAGE CONDOS – LIMITED UNITS AVAILABLE**  
*Fully Insulated Storage Condos with Custom Upgrades Available*



FALCON STORAGE CONDOS | 20485 NE FUNNER PL | BEND, OR 97701





**INDUSTRIAL CONDOS  
ALSO AVAILABLE FOR SALE  
2,165-8,765 SF  
INQUIRE WITH BROKER**

## FALCON STORAGE CONDOS



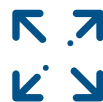
### VERSATILE STORAGE

Perfect for RVs, boats, or hobby shops



### HIGH CLEARANCE

Spacious 14' roll-up doors and 18'-20.5' ceilings



### RANGE OF SIZES

Units from 1,440-1,560 SF available (see page 6)



### CLUB AMENITIES

Clubhouse with showers, kitchenette, and media center



### DURABLE FLOORS

Reinforced concrete floors built to handle heavy loads



### CLIMATE CONTROLLED

Fully insulated and climate controlled for year-round comfort



### ENHANCED SECURITY

Fully fenced with security cameras throughout



### ONSITE FACILITIES

RV dump station and air station for added convenience



### AVAILABLE OPTIONS:

**\$475,000**  
1,440 SF CONDO

**\$495,000**  
1,550 SF CONDO

**7 UNITS ALREADY SOLD!**



# STANDARD FINISHES & FEATURES

## *What Comes Standard with Your Falcon Storage Condo*



### **SMART GARAGE OPENER**

Seamlessly control access to your unit.



### **INSULATED OVERHEAD DOOR**

Includes a panel of transom windows for natural light.



### **VTAC HEATING AND COOLING SYSTEM**

Efficiently designed to ensure year-round comfort.



### **PLUMBING ROUGH-IN**

Ready for bathroom build-outs in the rear corner, customized to your needs.



### **ELECTRICAL POWER**

125 amps of power, with a 50amp RV plug conveniently located at the rear.



### **SHARED RV DUMP STATION**

Accessible near the clubhouse for added convenience.



### **SECURITY FEATURES**

24-hour gated access with key card or code entry. CCTV monitoring owned by the HOA, managed by the property manager.



### **SHARED CLUBHOUSE AMENITIES**

Bathrooms, showers, meeting space, and a kitchenette for owners to enjoy.



STANDARD CONDO EXAMPLE FROM OTHER LOCATION



# CUSTOM UPGRADE OPTIONS

*Take Your Space to the Next Level  
with These Popular Upgrades!*



## BATHROOMS

Utilize the pre-installed plumbing rough-ins to create a private bathroom.



## EPOXY FLOORS

Durable and easy to clean, ideal for heavy-duty use.\*  
\*Already included in units 118-136



## MEZZANINES

Expand storage with a steel or wood-framed mezzanine — adding inexpensive square footage to your space.



## LIGHTING UPGRADES

Brighten your space with advanced lighting options.



## LARGE INDUSTRIAL FANS

Improve airflow with high-quality, large-scale ceiling fans.



## BUILT-IN TOOL CABINETS

Streamline your workspace with custom storage solutions.



## A/V PACKAGES

Add entertainment or functional sound systems.



## CAR LIFT OR EV CHARGING STATION

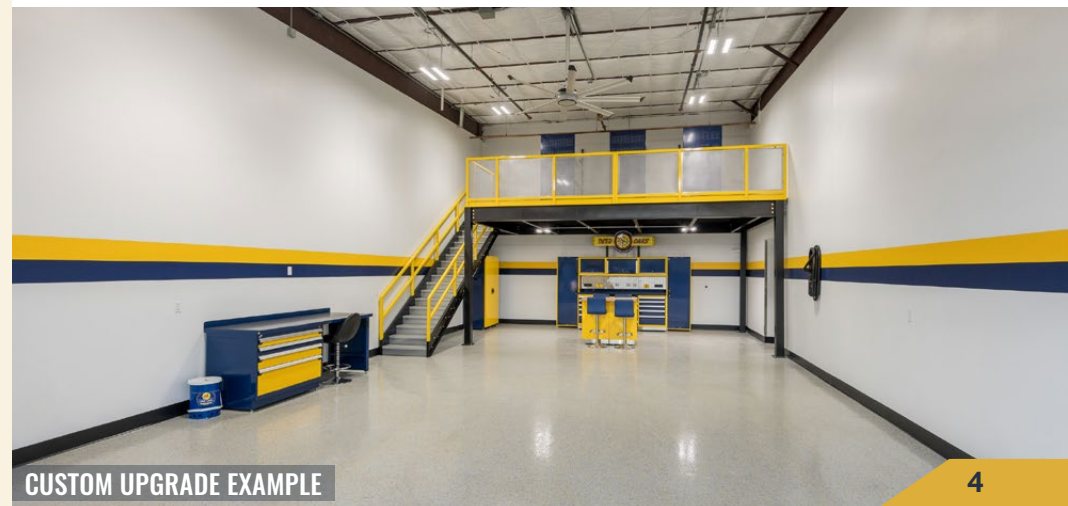
Take advantage of the ample power supply to install lifts, chargers, or other equipment.



CUSTOM UPGRADE EXAMPLE



CUSTOM UPGRADE EXAMPLE



CUSTOM UPGRADE EXAMPLE



# RESERVE YOUR CONDO: HOW IT WORKS

*Interested in owning a Falcon Storage Condo?  
Here's a step-by-step look at how to reserve your unit.*

## 1

### RESERVE YOUR UNIT

- Secure your preferred unit by signing a Reservation Agreement and submitting a refundable deposit.
- Units are released in groups of four and available on a first-come, first-served basis.

## 2

### ESCROW PROTECTION

- All reservation deposits are securely held in escrow and remain fully refundable until the Purchase and Sale Agreement (PSA) is signed.

## 3

### TRANSITION TO PURCHASE AND SALE AGREEMENT (PSA)

- As construction milestones are reached, buyers will receive at least 15 days' notice to review and sign the PSA. Reservation funds will be applied to your purchase price at that time.

## 4

### CONFIRM YOUR UNIT

- Once both parties sign the PSA, your unit is officially secured. Our team will provide ongoing updates on project progress and estimated delivery timelines.

### ESTIMATED CONSTRUCTION TIMELINE

- ✓ **FEB. 10, 2025**  
Slab Pour
- ✓ **AUG. 8, 2025**  
Asphalt Paving
- ✓ **DEC. 4, 2025**  
Landscape Completion
- ✓ **DEC. 31, 2025**  
Building Core  
Construction Complete
- **MAR. 26, 2026**  
Certificate of Occupancy

# AVAILABLE CONDOS



2 UNITS AVAILABLE

**\$495,000**

**1,560 SF CONDO**

25'-4 3/4" X 58'-11 3/4"



2 UNITS AVAILABLE

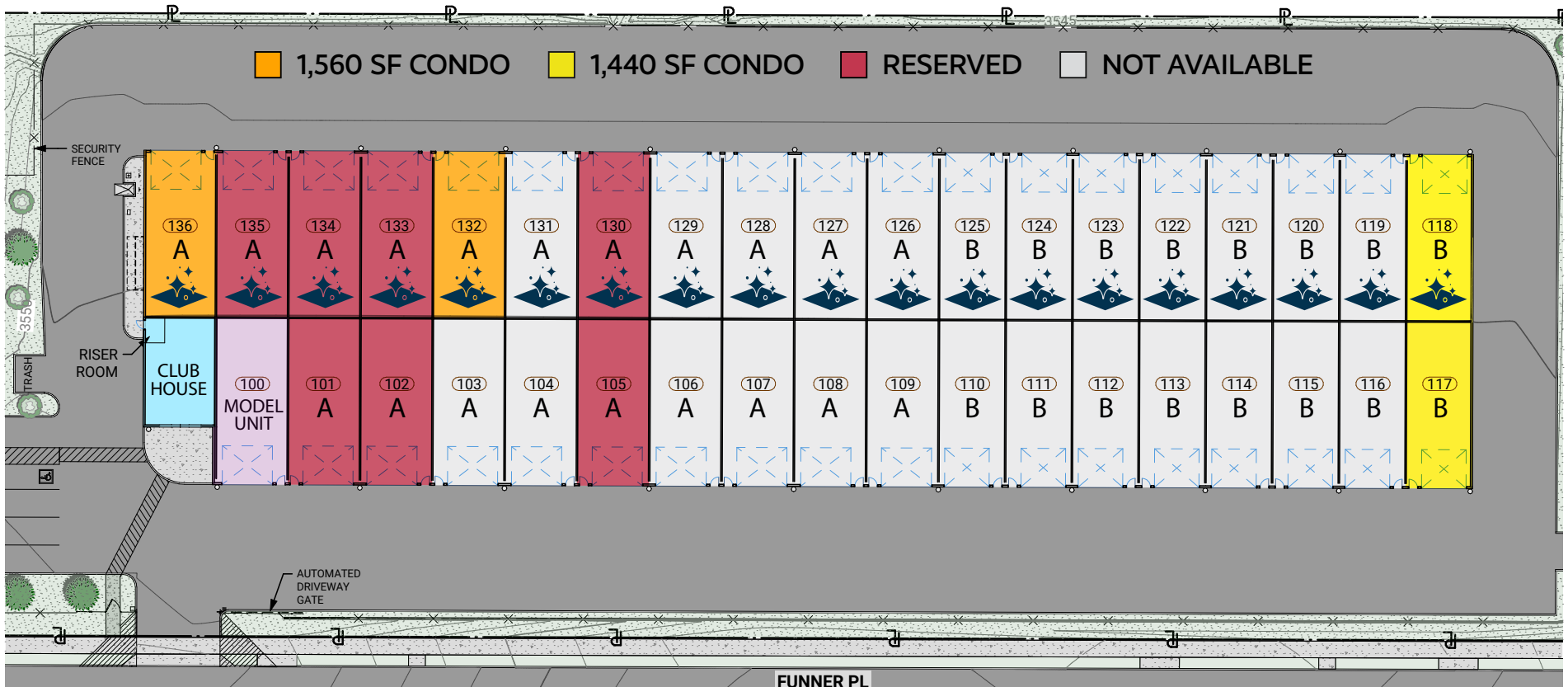
**\$475,000**

**1,440 SF CONDO**

23'-4 3/4" X 58'-11 3/4"



UNITS 118-136 FEATURE  
EPOXY FLOORING AND  
AN ADDITIONAL 2 1/2  
FT. OF CEILING HEIGHT





# LOCATION







## EXCLUSIVELY LISTED BY:

FALCON STORAGE CONDOS | 20485 NE FUNNER PL | BEND, OR 97701

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**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

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