

FOR LEASE

4,037-19,761 SF | \$1.75-\$1.85/SF/MO. NNN

**NOCO at Juniper Ridge
Industrial with Dock-High Loading
NWC of Cooley Rd. & 18th St., Bend, OR 97701**

noco
AT JUNIPER RIDGE



RENDERING OF DEVELOPMENT

NEW CONSTRUCTION | HIGH QUALITY BEND INDUSTRIAL



**Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM
Bruce Churchill, Principal Broker**

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FOR LEASE

\$1.75-\$1.85/SF/MO. NNN

NOCO at Juniper Ridge Industrial Space

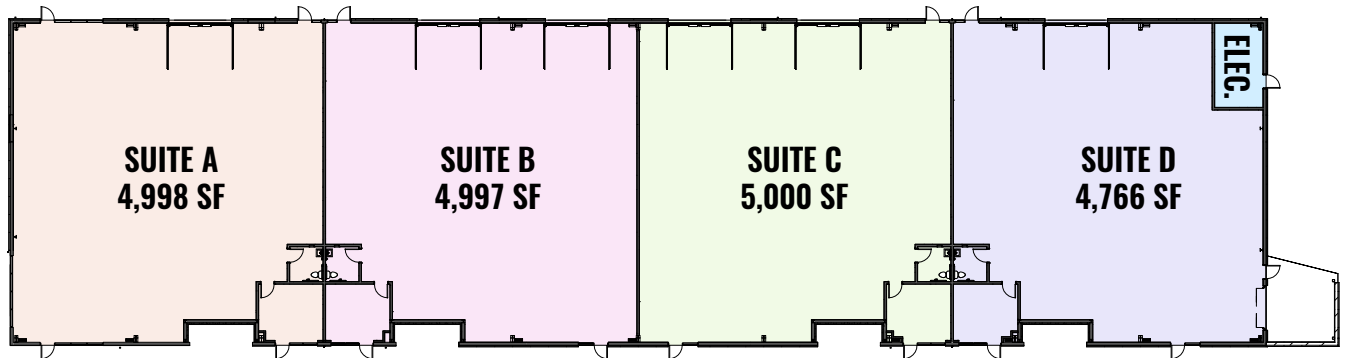
PROPERTY DETAILS

Building 6:	4,766 - 19,761 SF
Building 7:	Leased
Building 8:	4,037 - 16,908 SF
Lease Rate:	\$1.75-\$1.85/SF/Mo. NNN
CAMs:	TBD
Zoning:	Light Industrial (IL) & Juniper Ridge Overlay Zone
Date Avail.:	Q1 2026

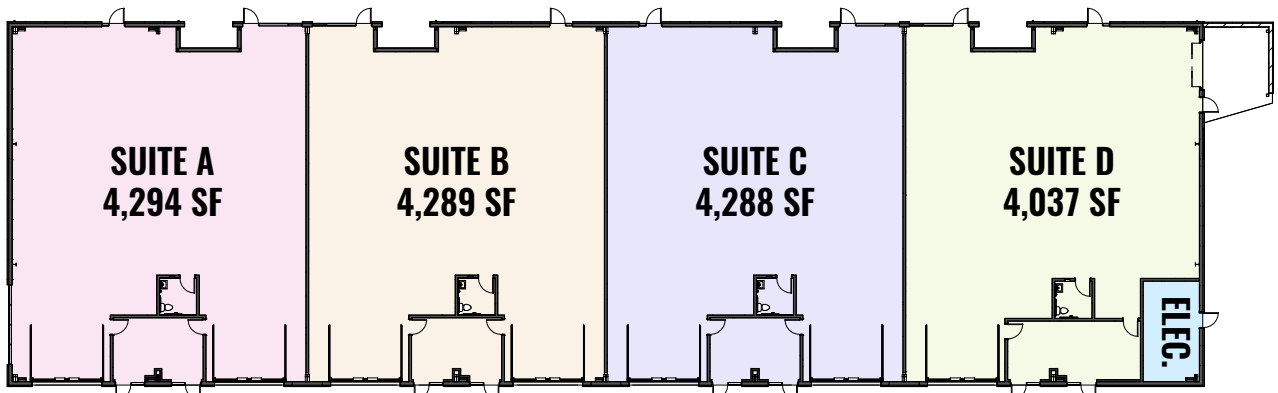
HIGHLIGHTS

- First generation high quality industrial space
- Various suite sizes accommodating a wide variety of uses
- Dock-high loading available in each building
- Negotiable tenant improvement allowance for office build out
- Circular truck access
- Ample parking for tenants and customers including multiple EV spaces

BUILDING 6



BUILDING 8



SITE PLAN



FOR LEASE

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Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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