

FOR LEASE

INDUSTRIAL BUILDING

## AMERICAN LOOP INDUSTRIAL BUILDING W/YARD

61553 American Loop | Bend, OR



Recently remodeled 3,200 +/- SF industrial building with two new Reznor gas heaters, two new 12 foot roll up doors, one new 8 foot roll up door, new interior paint, exterior building skin, doors, insulation. Includes three phase 480v 800 amps electrical service & dry fire suppression system. Building is \$0.70/SF/Mo NNN and the 19,200 +/- SF fenced yard is \$1,280 per month. Contact a listing broker for more information and showing instructions.

**Lease Rate:**  
**\$0.70/SF/Mo + NNN**

- Free standing industrial building w/yard
- 6+ parking spaces
- 480V 3 Phase Power
- Nest security camera
- Est. CAMs: \$0.23/SF/Mo
- Zoning: IL

**Brian Fratzke, CCIM, Principal**

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**Tom Tapia, CCIM, Principal**

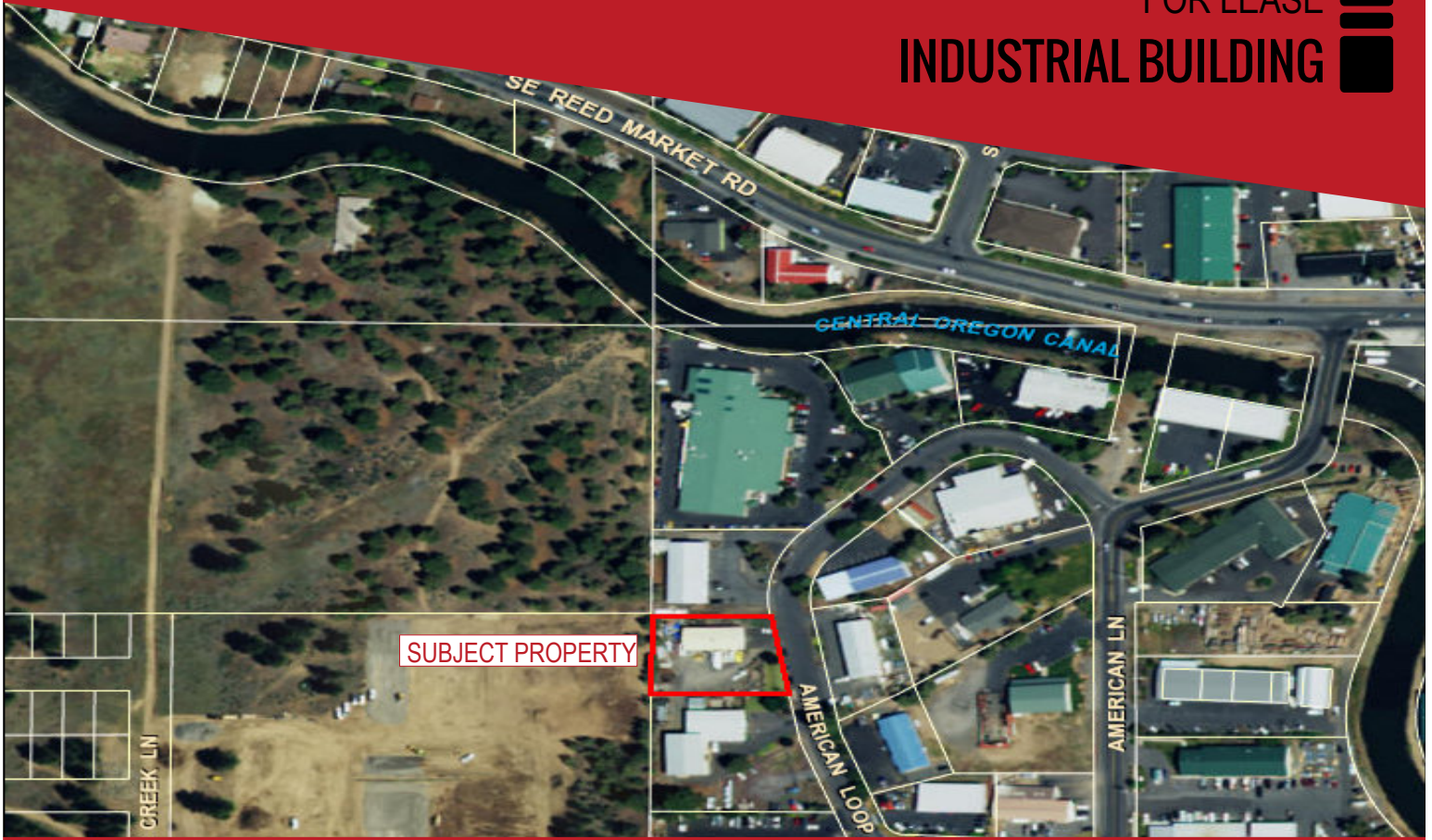
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**With You Every Square Foot of the Way.**

**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.