

FOR LEASE

12,790 SF | \$1.15/SF/MO. NNN

**High Quality Industrial Building
with Loading Dock**

1036 SE Paiute Way, Bend, OR 97702



4 ROLL UP DOORS AND FENCED OUTSIDE STORAGE AREA



Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

\$1.15/SF/MO. NNN

High Quality Industrial Building with Loading Dock

PROPERTY DETAILS

Lease Rate: \$1.15/SF/Mo. NNN

Bldg. Size: 12,790 SF

Lot Size: 0.7 Acre

Year Built: 2004

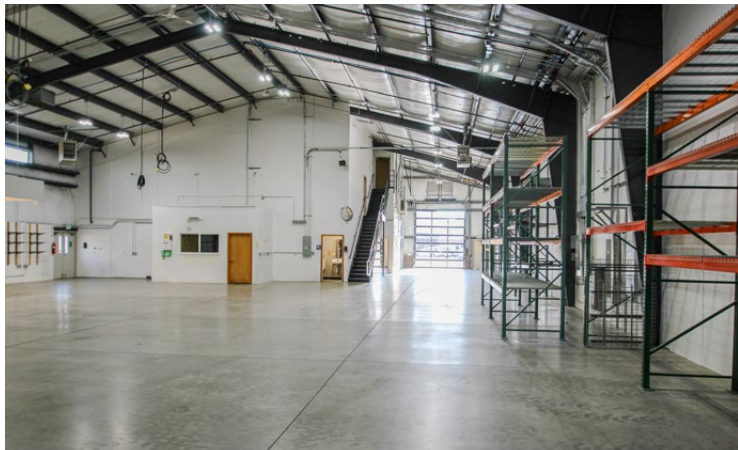
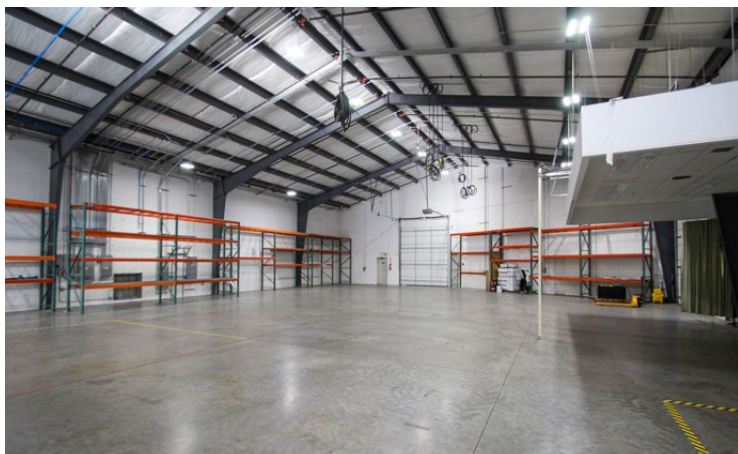
Zoning: Light Industrial (IL)

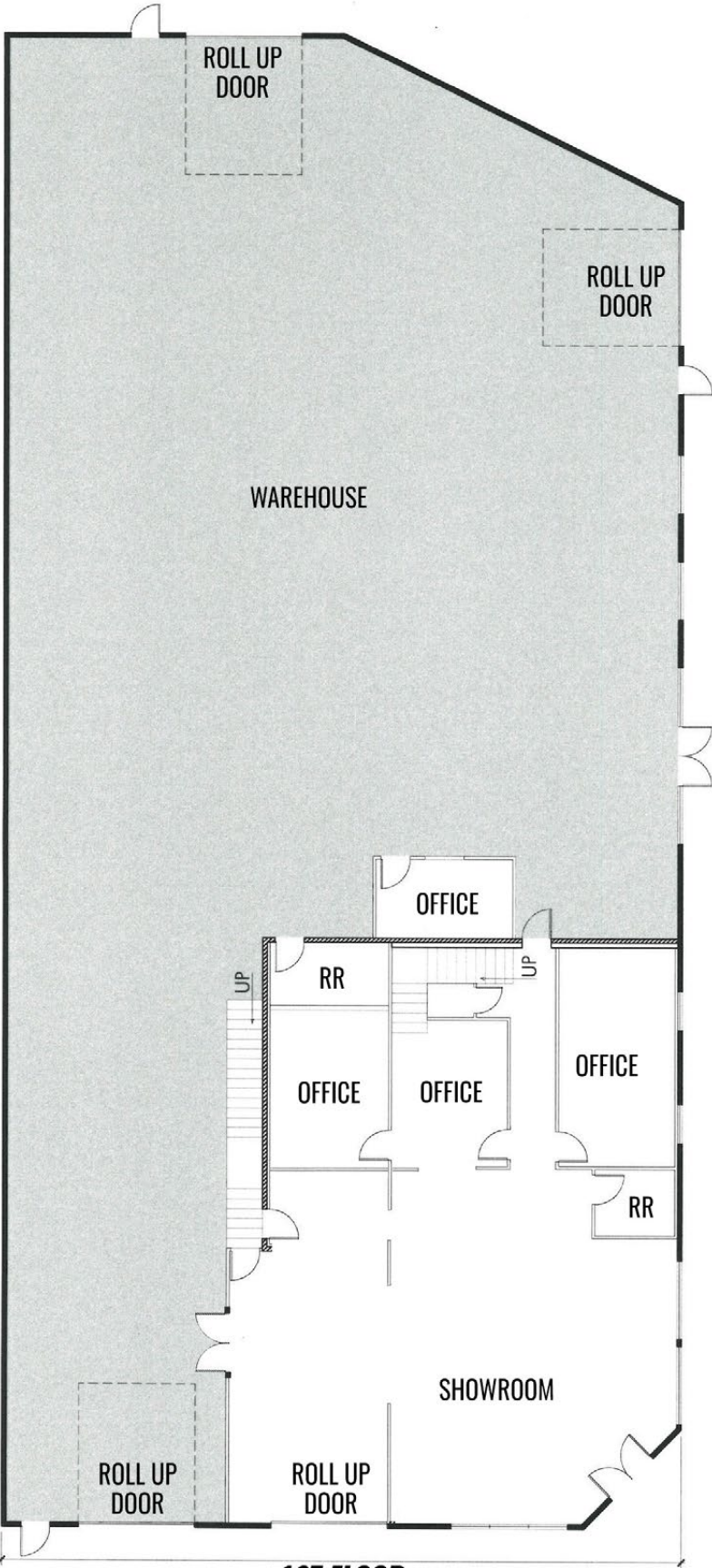
Parking: 19 onsite spaces

Date Avail.: September 1, 2023

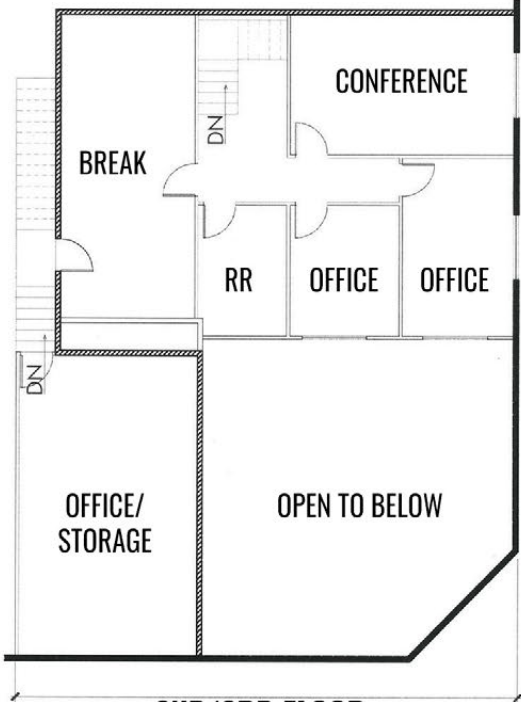
HIGHLIGHTS

- Well maintained industrial building with warehouse, showroom and office area
- Ideal for manufacturing, warehousing, distribution, or other light industrial uses
- 4 roll up doors
- Dock high bay with auto levelers
- 480V 800 amp three-phase power
- Fenced outside storage area
- 20' at the eaves and 28' clear height at the peak
- Located in the Opportunity and Enterprise Zones
- Property is also available for sale, contact listing broker for details





1ST FLOOR



2ND/3RD FLOOR

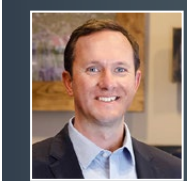
*Floor plan is approximate.

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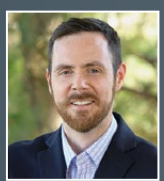
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