

FOR SALE
LARGE LOT INDUSTRIAL



EAST ANTLER AVE INDUSTRIAL LOT

1350 E ANTLER AVE | Redmond, OR 97756



1350 E ANTLER AVENUE Redmond, Oregon

Zoned: M-1 Industrial

Acres: 19.44 (846,806.4 SF)

Offered at: \$6,257,000.00

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With You Every Square Foot of the Way.

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OFFERED FOR SALE: \$6,257,000.00

LOT SIZE: 19.44 Acres (846,806.40 SF)

ZONING: M1 (Light Industrial)

LOCATION:

- Located directly across from the new Amazon Fulfillment and Distribution Center, 19.44 acres of M-1 Zoned Industrial Land ready for development.
- Convenient access to Hwy 97 with northbound routes to Portland/Seattle, southbound access to California, and Hwy 126 providing excellent access to Boise and Highway 84.
- Located within Redmond's industrial corridor with planned infrastructure improvements and increasing traffic counts supporting future growth.

GROWTH:

- The Eastside Arterial Project in Redmond is an approximately \$33 million transportation improvement project that includes extending and modernizing 9th Street, constructing two roundabouts, and improving connections around Highway 126, Veterans Way, Airport Way, and the airport and industrial areas. The project is intended to improve traffic flow, freight access, and connectivity on Redmond's east side.

UTILITIES:

- Water and Sewer are provided by the City of Redmond
- Electrical Service provided by Pacific Power
- Telecommunications service provided by TDS





Owner is in possession of a recent
Phase 1 Environmental Site Assessment
dated January 31st, 2022.



Phase I Environmental Site Assessment



Vacant Property
1050 East Antler Avenue
Redmond, Deschutes County, Oregon 97756

Prepared for:
S. A. Piazza & Associates, Inc.
15815 Southeast Piazza Avenue
Clackamas, Oregon 97015

Prepared by:
Green Environmental Management
Corporate Headquarters
(855) 277-5307

GIEIM Project No. AH011022
Report Date: January 31, 2022

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GEM
Green Environmental Management

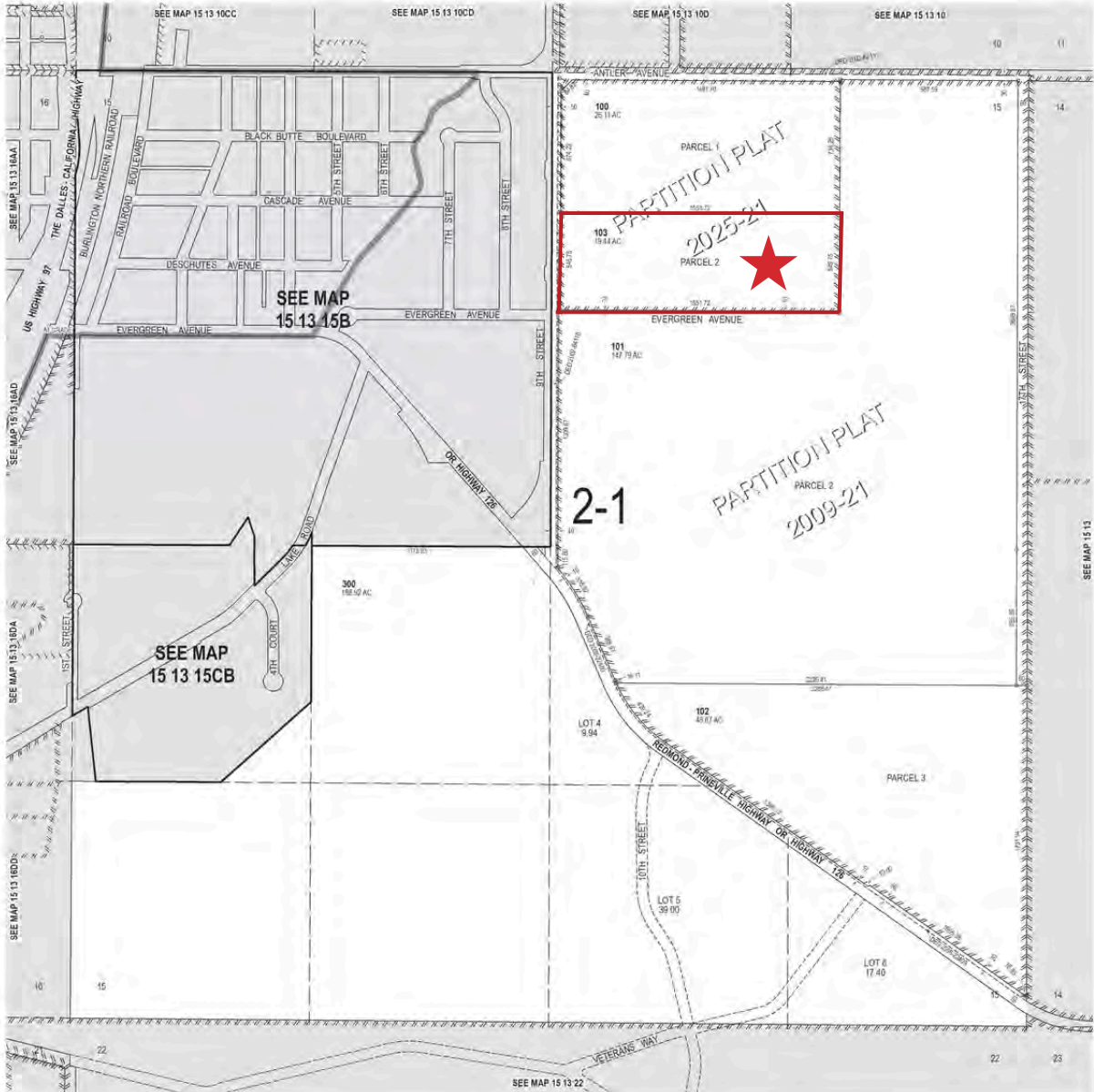
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 15 T.15S. R.13E. W.M.
DESCHUTES COUNTY

15 13 15
& INDEX

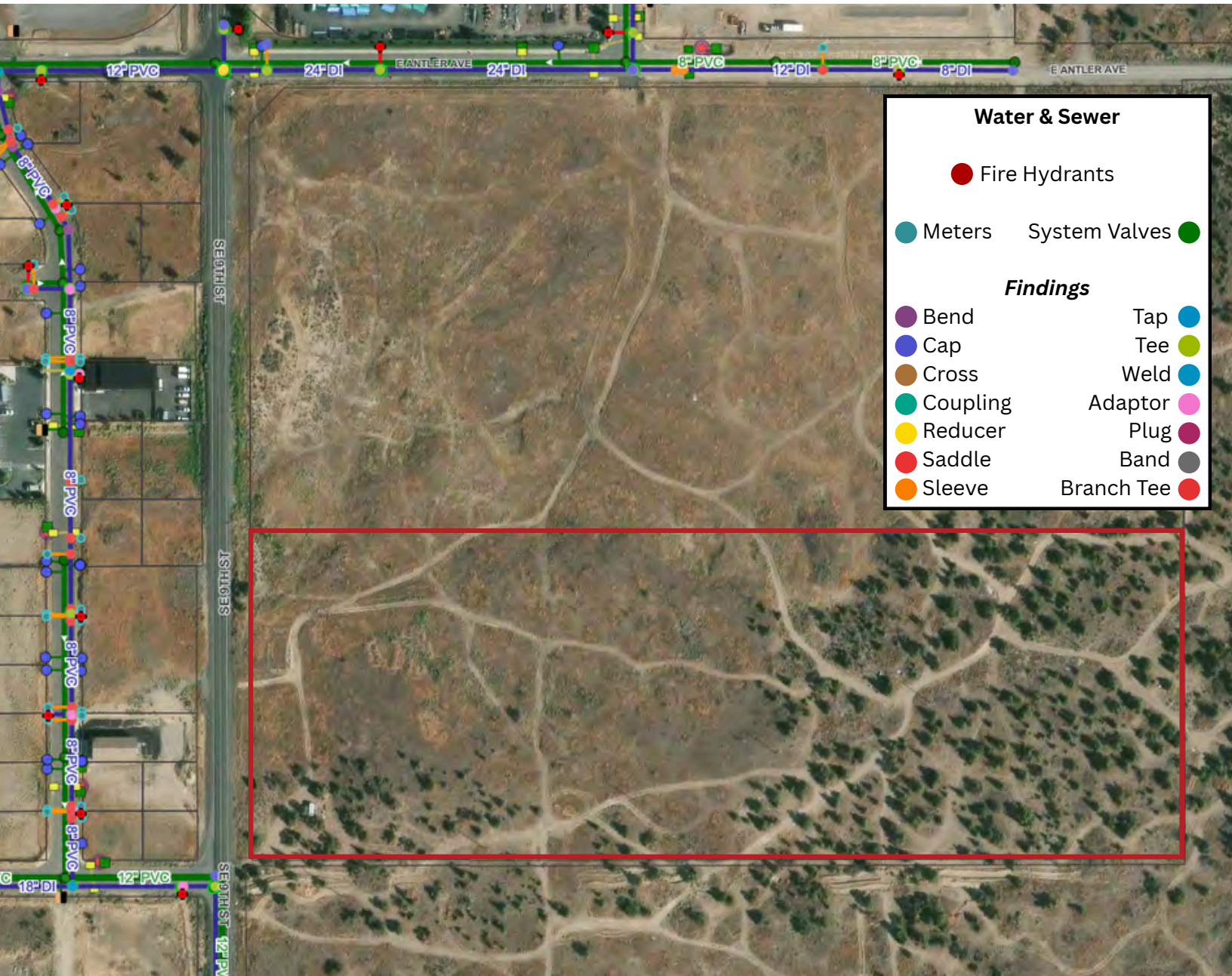
11/12/2025

1" = 400'



Cancelled Nos.
200 thru 211
300A1

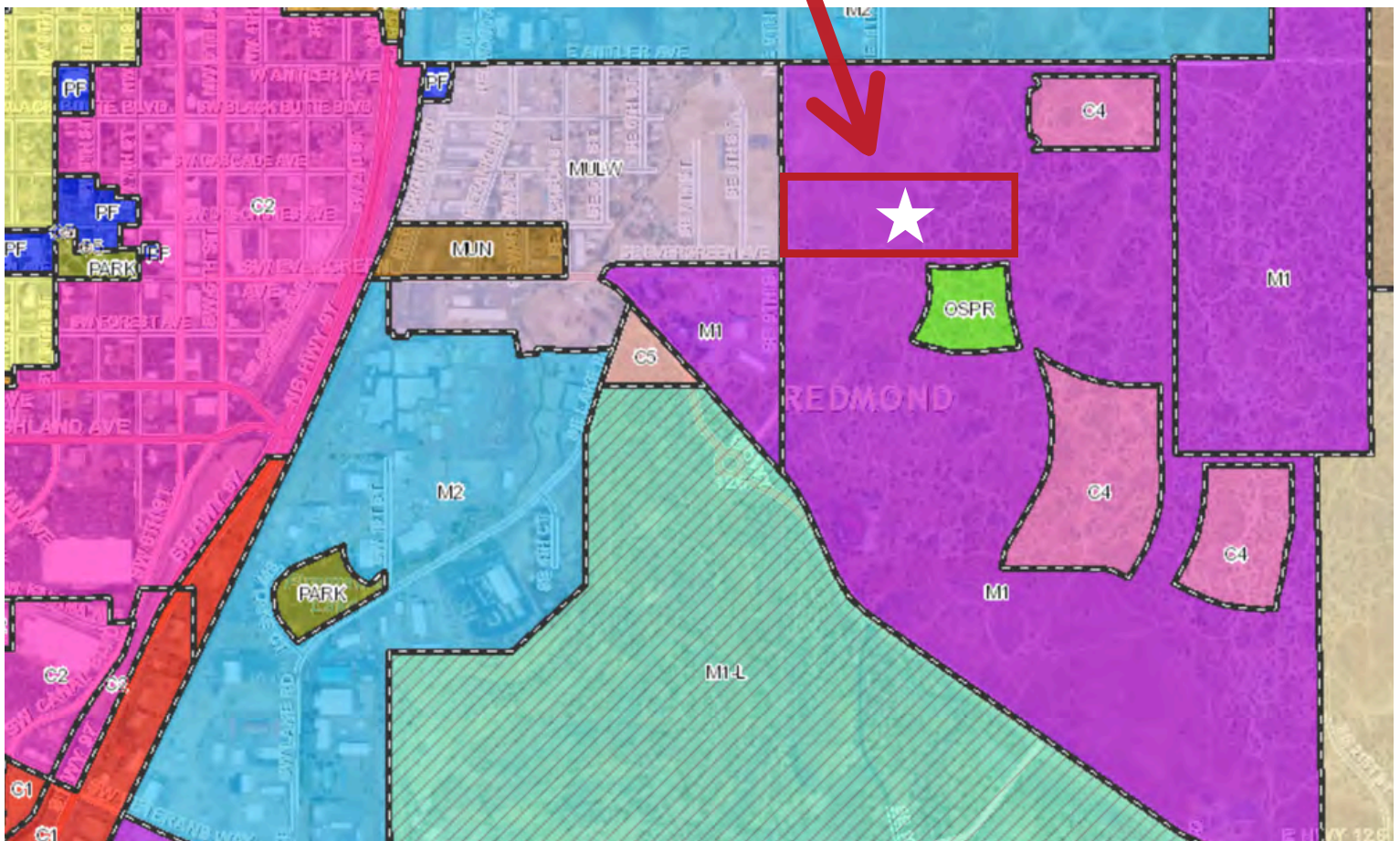
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Legend

- Airport
- Airport Compatible
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
- C3 - Special Service Commercial
- C4 - Limited Service Commercial
- FG - Fairgrounds
- Large Lot Industrial
- M1 - Light Industrial
- M2 - Heavy Industrial
- MUE - Mixed Use Employment

Subject Property



M1 Zoning Regulations

City of Redmond, Oregon

Comprehensive Zone/Planning Guidelines

Current Uses in the M-1 Industrial Zone

5-22-2026

O = Outright Permitted

C = Conditional Use Permit Required

N = No

Caretaker	C
Homeless Shelter	O
Planned Unit Development	C
Public-Owned Affordable Housing Development	O
Eating and Drinking:	
Bakery (retail/sit-down)	O
Bar, Lounge, Tavern, Nightclub	O
Café, Restaurant (sit-down), Diner, Brew Pub	O
Café, Restaurant, Espresso (drive-through)	O
Mobile Food Pod	O
Mobile Food Unit	O
Mobile Food Vendor on private property	O
Mobile Food Vendor on public property	O

Eating and Drinking:	
Indoor Commercial Recreation	C
Automobile, Trucks, RVs:	
Auto Detailing	O
Auto Painting, Auto Body Work	O
Auto Repair	O
Auto Sales (new and used); Auto Rentals	N
Auto Service	N
Recreational Vehicle or Boat Sales and Service	C
Car Wash	O
Gas Stations Including Card Lock	O
Tire Sales and Service	N
Truck Stop	O
Truck Terminal	O
Automobile and Recreational Vehicle Storage/ Towing Yard	C

Industrially Related Uses:	
Aircraft/Airport Service, Parking Lot, Maintenance	O
Auto Wrecking, Recycling	C
Bakery, Wholesale Distribution	O
Batch Plants (Asphalt/Concrete)	N
Commercial Manufacturing (Retail Support, Craftsmen)	O
Concrete & Concrete Products, Stone-cutting	C
Distribution Center	O
Dump, Landfill	N
Enclosed Warehousing and Manufacturing	O
Junkyard	N
Landscaping Supply (Bulk)	O
Lumber Mill	N

Manufacturing (Heavy Industrial)	N
Manufacturing (Light Industrial)	O
Medical Research Facility	O
Precision Machine Shop	O
Retail Uses in support of primary Industrial Use	O
Rock Crushing/Recycling	C
Slaughterhouse	N
Tanning, Curing, Storing of Hides	N
Wholesale Printing and Distribution	O
Wood Product Manufacturing and Assembly	O
Offices and Office Products:	
Office	C
Office Service and Supplies	N

Offices related to Industrial Use	O
Printing, Publishing	O
Telemarketing, Call Center	C
Public and Semi Public Uses:	
Agricultural Uses	N
Churches, Religious Institutions	C
Convention Center	N
Emergency Shelter	O
Hospital	N
Lodge, Club, Non-profit/frat. Org.	C
Park, Public or Private	O
Parking Garage, Public or Private	O
Public Transportation Station	O

RV Park, Public or Private	C
Police or Fire Station: Public Safety or Emergency Services	O
Schools, Public or Private	C
Supportive Shelter	O
City Owned Utility or Public Facility	O
Retail Uses:	
Bicycle Sales and Service	N
Bulky Retail (including furniture)	N
Contractor Supplies (enclosed)	O
Contractor Supplies (outdoors)	N
Delicatessen	C
Drug Store, Pharmacy	N
Equipment Sales, Service & Rental	N
Florist	N

Gallery, Studio	N
General Retail	N
Gift/Card Shop	N
Grocery Store, Market	N
Hardware Store	N
Heavy Equipment Sales	O
Heavy Equipment Service	O
Heavy Equipment Storage (outdoor)	N
Marijuana Business	N
Medical Supplies (Retail)	N
Mobile/Manufactured Home Sales & Service	N
Novelty, Specialty, Variety Store	N
Outdoor Merchandise Display, Other	N
Pet Shop	N
Plant Nursery	N
Thrift Store-1	N

Service Commercial Uses:	
Appliance and Computer Repair	N
Bank, Financial Institution	N
Beauty & Barber Shops & Salons (Including spas)	N
Contractor Service	O
Contractor's Yard	C
Child Care Facility	C
Dry Cleaner (drop-off only)	N
Dry Cleaner (full service)	N
Kennel	O
Laundromat	N
Mini Storage	C
Mortuary, Funeral Home	N
Motel, Hotel	C
Printing and Copying Store	N
Veterinarian Services	O



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