



**NORTHWEST KEY
COMMERCIAL REAL
ESTATE**

FOR LEASE

2120 SW Badger Ave., Redmond, OR 97756

**SMALL INDUSTRIAL SUITES
1,902 SF SUITES AVAILABLE**



**LEASING INCENTIVES AVAILABLE! 1 MONTH FREE RENT, 2
YEAR LEASE, 2 MONTHS FREE RENT WITH 3 YEAR LEASE**



**Four Industrial
units available
NOW!**

DINAH GREEN, BROKER

P: 541-233-9445

dinah@nwkeypm.com

MOLLIE BOYD, BROKER

P: 541-350-6656

mollie@nwkeypm.com

AMY CECIL, PRINCIPAL BROKER

P: 541-420-8890

amy@nwkeypm.com



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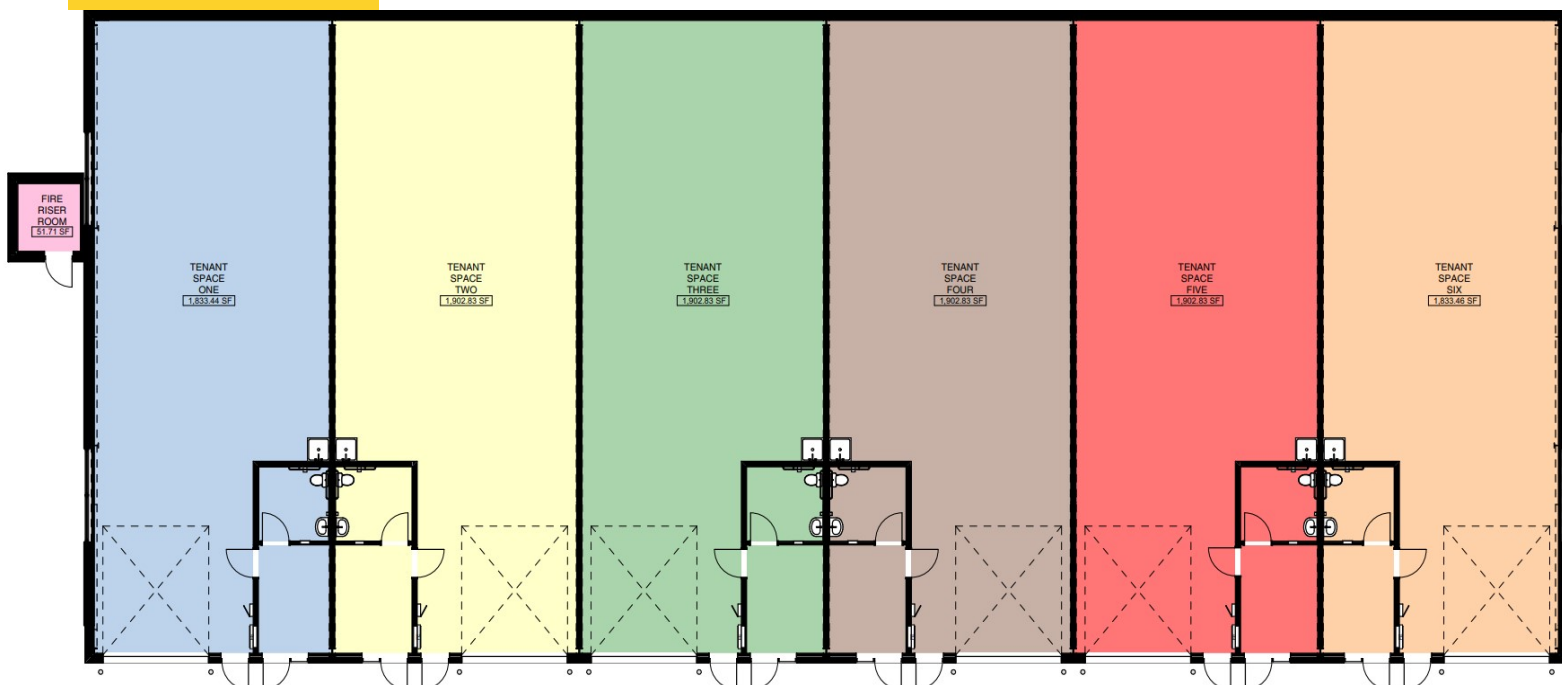
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PROPERTY DETAILS

Lease Rate: \$1.32 SF Modified Gross
Tenant pays gas and electric

Suites:	SF:	Total Monthly Rent :	
Suite 2:	1,902 SF	\$2,510.64	Bldg. SF: 11,836
Suite 3:	1,902 SF	\$2,510.64	Lot Size: 0.81 Acres
Suite 4:	1,902 SF	\$2,510.64	Year Built: 2023
Suite 5:	1,902 SF	\$2,510.64	Zoning: M1 - Light Industrial

FLOORPLAN





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PROPERTY HIGHLIGHTS:

- Hard to find small industrial spaces
- Close proximity to Hwy 97 with excellent access, both North and South.
- Close proximity to the Redmond airport.
- Restroom & Office in each suite
- Quality design and construction
- Separately metered gas & electric
- Electric heaters in the office
- Fully sprinklered
- Man door access to shop
- 12'x14' roll up door for each suite
- Utility sink

Subject Property



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KEY DEMOGRAPHICS - CENTRAL OREGON

POPULATION:	5 MILES	10 MILES	20 MILES
Total Population:	105,833	124,883	178,858
Average Age:	40.0	40.5	41.4
Total Households:	42,469	50,742	75,366
Average Income:	\$86,503	\$88,428	\$80,985

- *Redmond is only 15 minutes from Bend, which is one of the fastest growing cities in the Northwest for the past 15 years.*
- *This site is located close to the only commercial airport that services the region with over 1,000,000 travelers per year and over 3,500,000 tourists per year.*
- *The daily traffic through Hwy 97 is approximately 30,000.*

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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. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled by Northwest Key Commercial. All measurements are approximate.