

FOR LEASE

9,280-33,224 SF | \$0.80/SF/MO. NNN

Industrial Space in NE Redmond

375 NE 11th Street, Redmond, OR 97756



QUIET AREA SURROUNDED BY VACANT LAND



Dan Kemp, CCIM | Luke Ross, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR LEASE

\$0.80/SF/MO. NNN

Industrial Space in NE Redmond

PROPERTY DETAILS

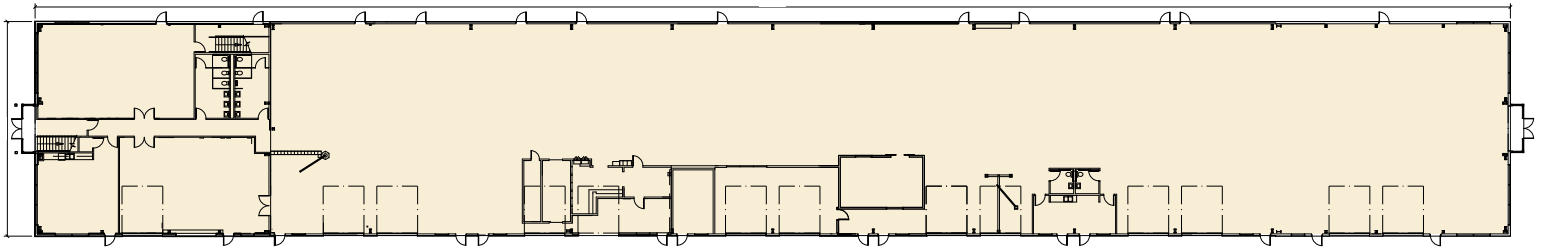
- Avail. Space:** 9,280 – 33,224 SF
- Lease Rate:** \$0.80/SF/Mo. NNN
- CAMs:** Est. at \$0.15/SF/Mo.
- Bldg. Size:** 33,224 SF
- Lot Size:** 4.6 Acres
- Year Built:** 2008
- Zoning:** Heavy Industrial (M2)
- Parking:** Ample surface parking with an additional outdoor gravel lot

HIGHLIGHTS

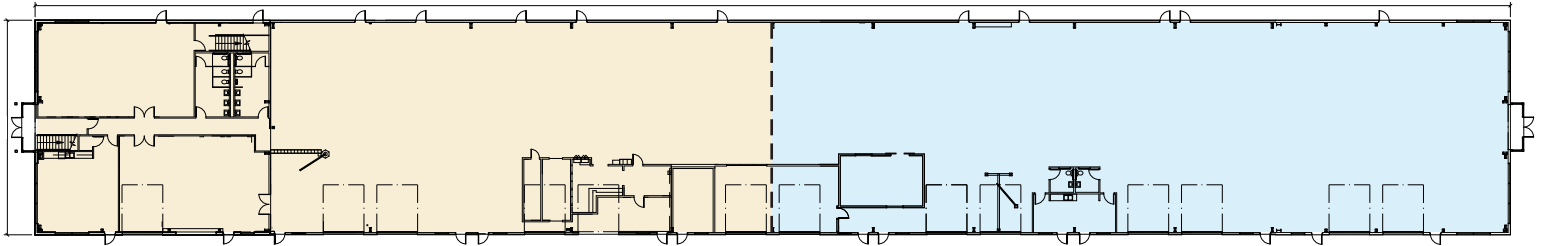
- Large industrial building can be leased as a whole or demised down to spaces starting at 9,280 SF
- Mountain views from the second floor office space located on the west side of the building
- Several break/lunch rooms throughout the facility
- Two air conditioned warehouse spaces
- Heavy three phase power distributed throughout the building
- 2.5 acres of excess land
- Landlord owns another five acres of land directly south of property
- Located in a quiet area surrounded by vacant land



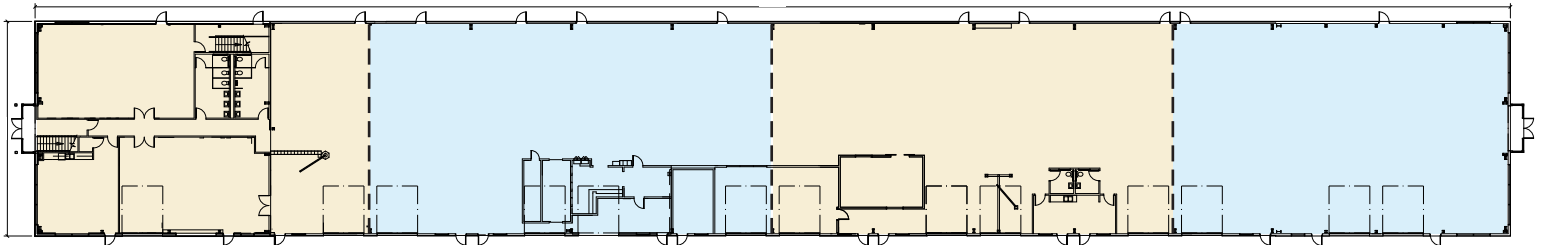
1ST FLOOR PLAN



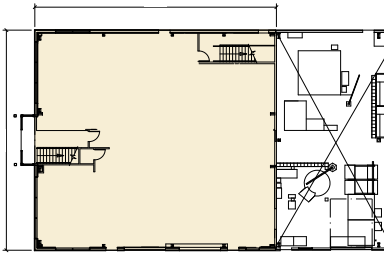
POSSIBLE DEMISING 1ST FLOOR PLAN OPT 1



POSSIBLE DEMISING 1ST FLOOR PLAN OPT 2



2ND FLOOR PLAN



**2nd floor plan doesn't show current office build out*



FOR LEASE

Industrial Space | 375 NE 11th Street, Redmond, OR 97756



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.



Dan Kemp, CCIM
Partner, Broker
Cell 541.550.8413
dkemp@compasscommercial.com



Luke Ross
Broker
Cell 541.480.6144
lross@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES