

# Industrial Suite Near Empire and Hwy 97

Suite 102 | 1,680 SF | \$0.90/SF/Mo. NNN

## FOR LEASE

63075 Crusher Ave.  
Bend, Oregon



*Great Location near the Deschutes River and Sawyer Park*



Pat Kesgard, CCIM | Kristie Schmitt, Broker

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## Industrial Suite 102

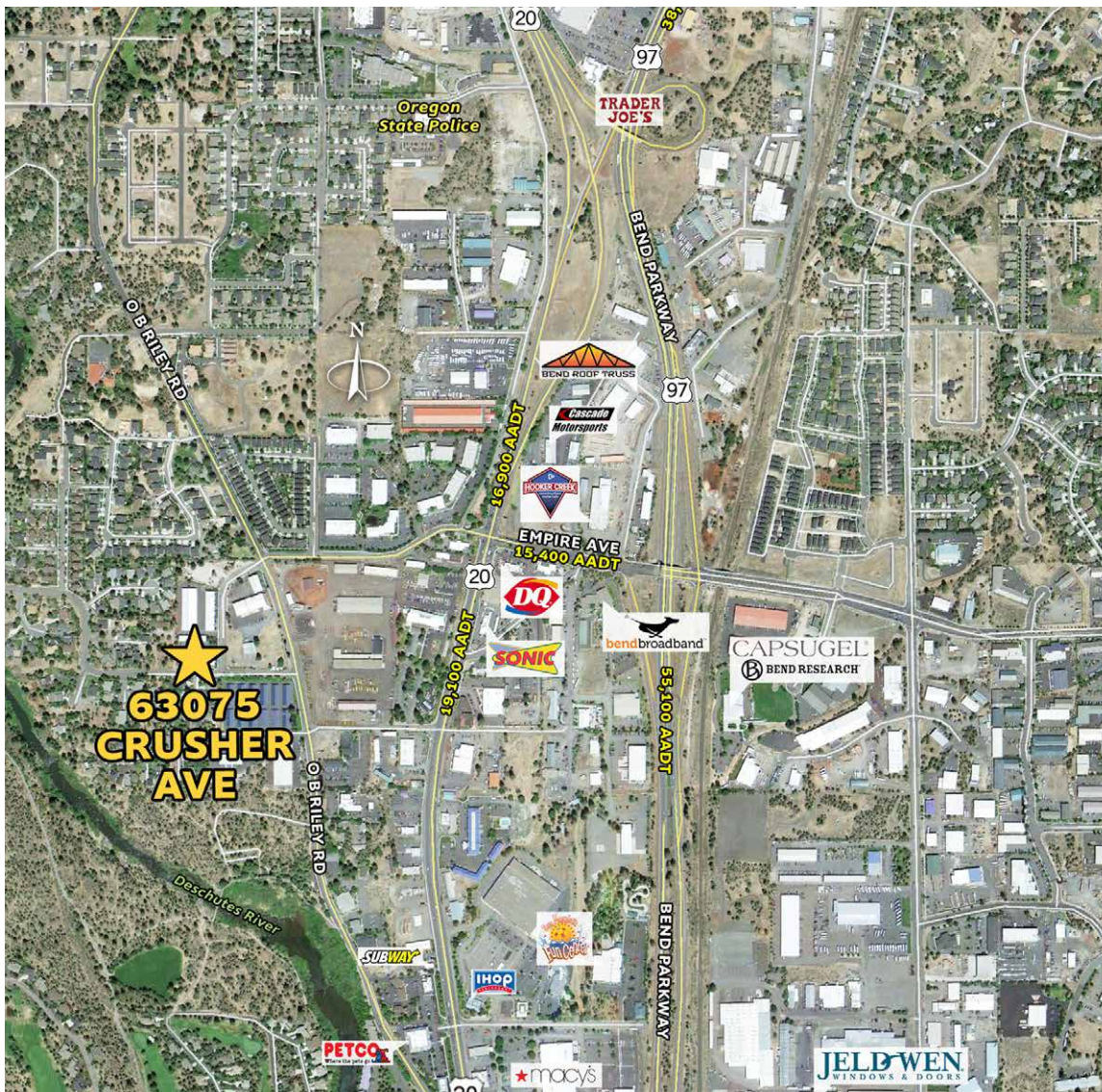
Lease Rate: \$0.90/SF/Mo. NNN

### Property Details

<b>Suite 102:</b>	1,680 SF
<b>Year Built:</b>	2008
<b>CAMs:</b>	Est. at \$0.31/SF/Mo.
<b>Zoning:</b>	Mixed Employment (ME)
<b>Parking:</b>	Abundant onsite parking

### Highlights

- Industrial suite with office
- ADA restroom with electric heat
- Storefront window, front and rear man doors, 14' x 14' roll up door
- Reznor gas heater
- 200 Amp, 3-phase power
- Height is 20' at eaves with 24' at the peak



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