

FOR LEASE
INDUSTRIAL

AMERICAN LANE INDUSTRIAL

20724 Carmen Loop | Bend, Oregon



COMING SOON! Great industrial space with 8,400+/- SF in Bend available for lease approximately April 1, 2022. Zoned Light Industrial (IL). There are four (4) units total, and the spaces are currently configured for one tenant with pass-throughs between all units. Each unit has one 14' roll-up door, one office, and one ADA restroom. Gas heat in warehouse, electrical heat in office and restroom. 3-phase power in all panels. 200 amp panel in each unit.

Pre-Lease Rate:
Whole Building \$0.95/SF/Mo/NNN
Individual Suites \$1.00/SF/Mo/NNN

- Minimum 3-year lease with 3% annual rent escalators
- Estimated NNN of \$0.24/SF/Mo

Dan Steelhammer, Broker

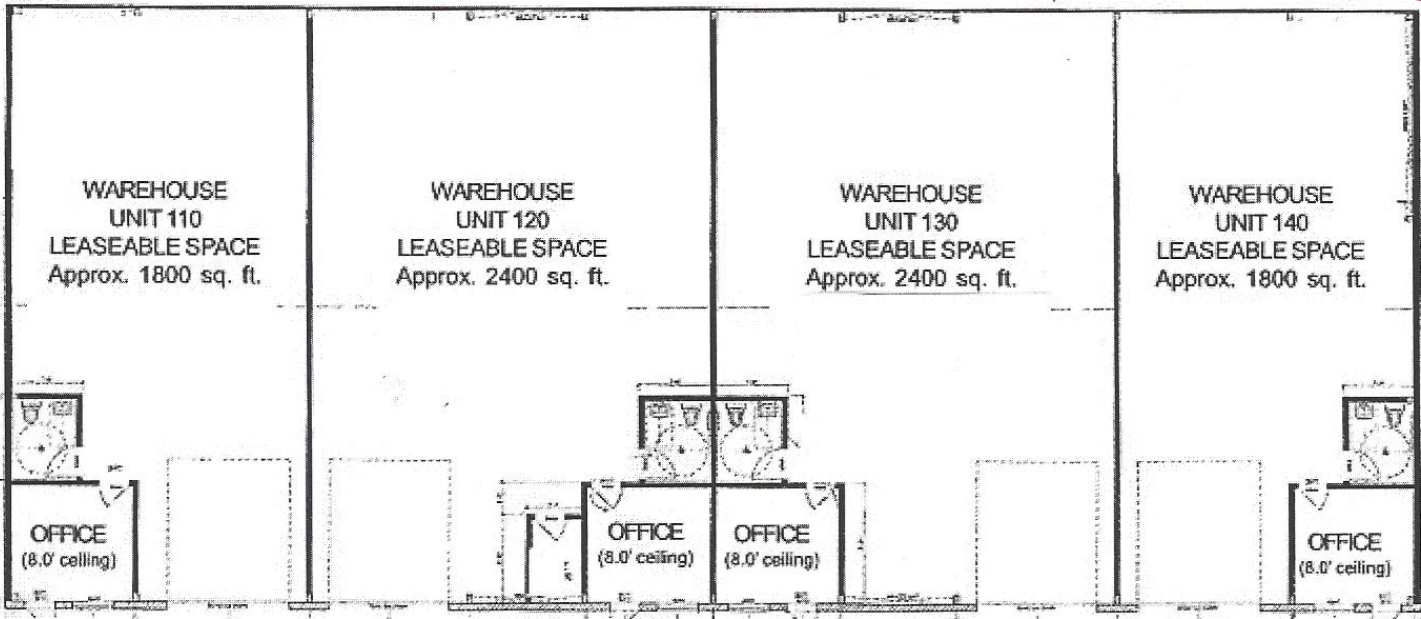
dan@fratcommercial.com | ☎ 541-306-4948 ☎ 541-480-5756



963 SW Simpson Ave Suite 220 | Bend, OR 97702

541-306-4948 | www.fratzkecommercial.com

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(Drawing not to scale)



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BROKER

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With You Every Square Foot of the Way.

DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.