

FOR LEASE
SE BEND INDUSTRIAL

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1177 SE 9th Street | Bend, Oregon



2,100 +/- SF industrial space available for lease in this industrial building located on the NW corner of Reed Market and 9th Street in Bend, Oregon. Suite measures approximately 70 feet in depth by 30 feet in width and includes one (1) fourteen (14) foot roll up door twelve (12) foot wide, as well as one (1) small office approximately 160 RSF. There are two (2) man doors, one on the north and one on the south side of the building.

No automotive use of any kind. No cannabis and no rental companies that rent products powered by petroleum.

Listing Broker must attend all showings to be scheduled in advance with a minimum of 24 hours notification.

Lease Rate:
\$1.15/SF/Mo NNN

- One (1) 2,100+/- RSF industrial suite
- Available September 9, 2022
- Est. CAMs \$0.24/SF/Mo
- Three Phase 480v 200 Amp electrical
- 23.5 feet clear height

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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.