

FOR LEASE
INDUSTRIAL WAREHOUSE SUITE



MURRAY RD INDUSTRIAL CENTER



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With you every square foot of the way

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INDUSTRIAL WAREHOUSE SUITE

MURRAY ROAD INDUSTRIAL CENTER

20495 Murray Road | Bend OR



Lease Rate: \$1.00/SF/Mo + NNN

- 18,435+/- RSF suite
- Zoning: Industrial Light (IL)
- CAMS: Estimated at \$0.19/SF/Mo
- Available April 2023
- One (1) 14 ft roll up door on the north end of the unit
- Three (3) accordion-style rollup doors on the west side with access to a shared and covered forklift roadway to shared dock high bays
- Three Phase 480v electrical service with 200 amps of service

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SUITE DETAILS

- Construction is pre-engineered metal building on a 6-10 thick concrete floor
- Warehouse portion of the suite measurements estimated:
 - Interior is 57 feet wide by 265 feet +/- in length
 - Eastern wall clear height is 17.3 +/- at eve and slopes east to west
 - West clear height is 23.11 ft
- Showroom with two private offices and full HVAC on the north end of the suite which is in addition to the warehouse space
- 2 ADA compliant restrooms in the warehouse
- 2-man doors on northside
- 1 man door on the southside
- Neighboring tenants are Thermal Supply and Zamp Solar

