

FOR LEASE
NEW INDUSTRIAL SUITES

NEW AMERICAN LANE INDUSTRIAL

61426 American Lane | Bend OR



Coming soon! 8,400 +/- SF building. Four (4) units, can combine adjacent units. Estimated completion date: +/- November 2018.

Each unit has one 14 foot roll up door, one office, one ADA restroom. Gas heat in warehouse, electric heat in office and restroom. 208 V 3 phase in panel in each unit. 200 amp panel in each unit.

Lease rate \$0.85 per foot per month* plus NNN, with three percent annual escalators in base lease rate. Estimated NNN is \$0.25 per foot per month.
**Rates subject to change, especially on completion of project.*

- Suite 100: 1,800 +/- SF - AVAILABLE on completion
- Suite 110: 2,400 +/- SF - AVAILABLE on completion
- Suite 120: 2,400 +/- SF - AVAILABLE on completion
- Suite 130: 1,800 +/- SF - AVAILABLE on completion

Lease Rate:
\$0.85/SF/Mo + NNN

- Lock down your space now!
- New construction
- Highly visible industrial space
- Available +/- November 2018
- SDCs paid for warehouse use
- Est. CAMs \$0.25/SF/Mo
- Zoning: Industrial Light - IL

Dan Steelhammer, Broker

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Collier Ehlers, Broker

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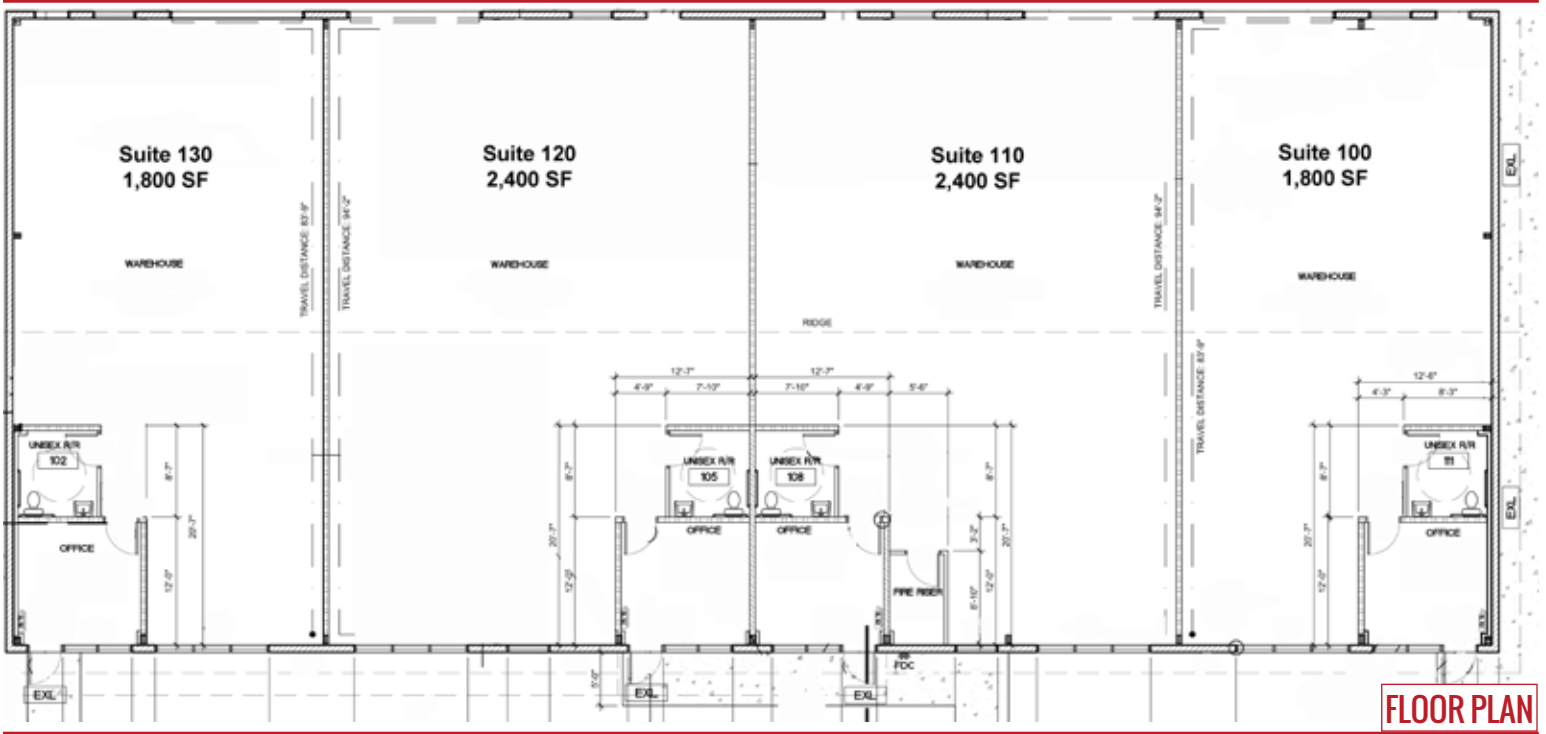


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EXAMPLE INTERIOR



FLOOR PLAN

DAN STEELHAMMER
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COLLIER EHLERS
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FRATZKE
COMMERCIAL REAL ESTATE

With You Every Square Foot of the Way.

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