

FOR LEASE  
**NEW INDUSTRIAL SUITES**

## NEW AMERICAN LANE INDUSTRIAL

61400 American Lane | Bend OR



Coming soon! 8,400 +/- SF building. Four (4) units, can combine adjacent units. Estimated completion date: +/- January 2019.

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 +/- January 2019
- SDCs paid for warehouse use
- Est. CAMs \$0.25/SF/Mo
- Zoning: Industrial Light - IL

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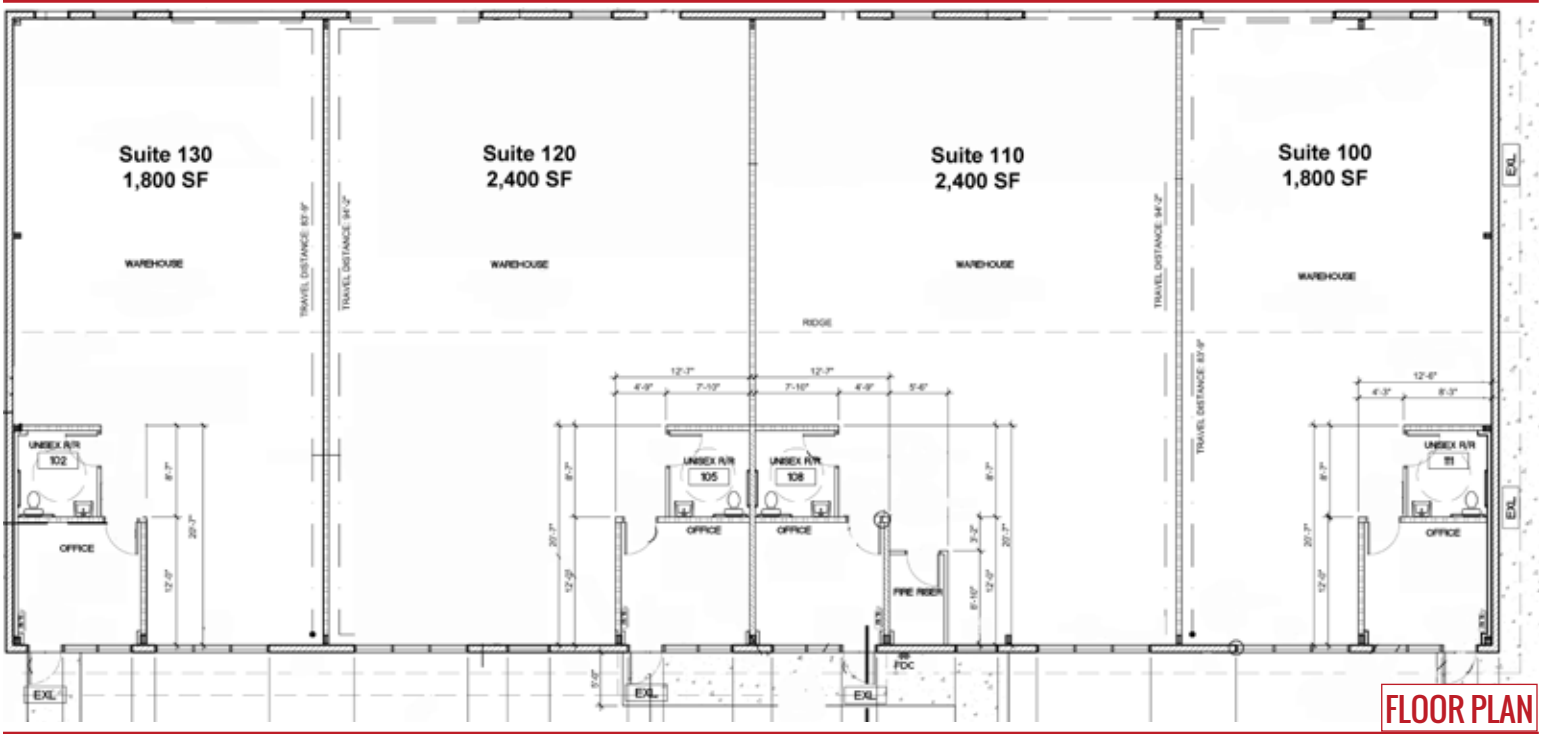
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SUBJECT PROPERTY



EXAMPLE INTERIOR



FLOOR PLAN



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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.