

FOR LEASE
NEW INDUSTRIAL SUITES

NEW CARMEN LOOP INDUSTRIAL

20765 Carmen Loop | Bend OR



New construction! 8,400 +/- SF building. Four (4) units, can combine adjacent units.

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 \$0.75 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 upon completion of project.

- Suite 110: 1,800 +/- SF - AVAILABLE on completion
- Suite 120: 2,400 +/- SF - AVAILABLE on completion
- Suite 130: 2,400 +/- SF - LEASED
- Suite 140: 1,500 +/- SF - LEASED

Lease Rate:
\$0.75 /SF/Mo + NNN

- **New construction**
- **SDCs paid for warehouse use**
- **Multiple suites available**
- **Est. CAMs \$0.25/SF/Mo**
- **Zoning: Industrial Light - IL**

Dan Steelhammer, Broker

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Collier Ehlers, Broker

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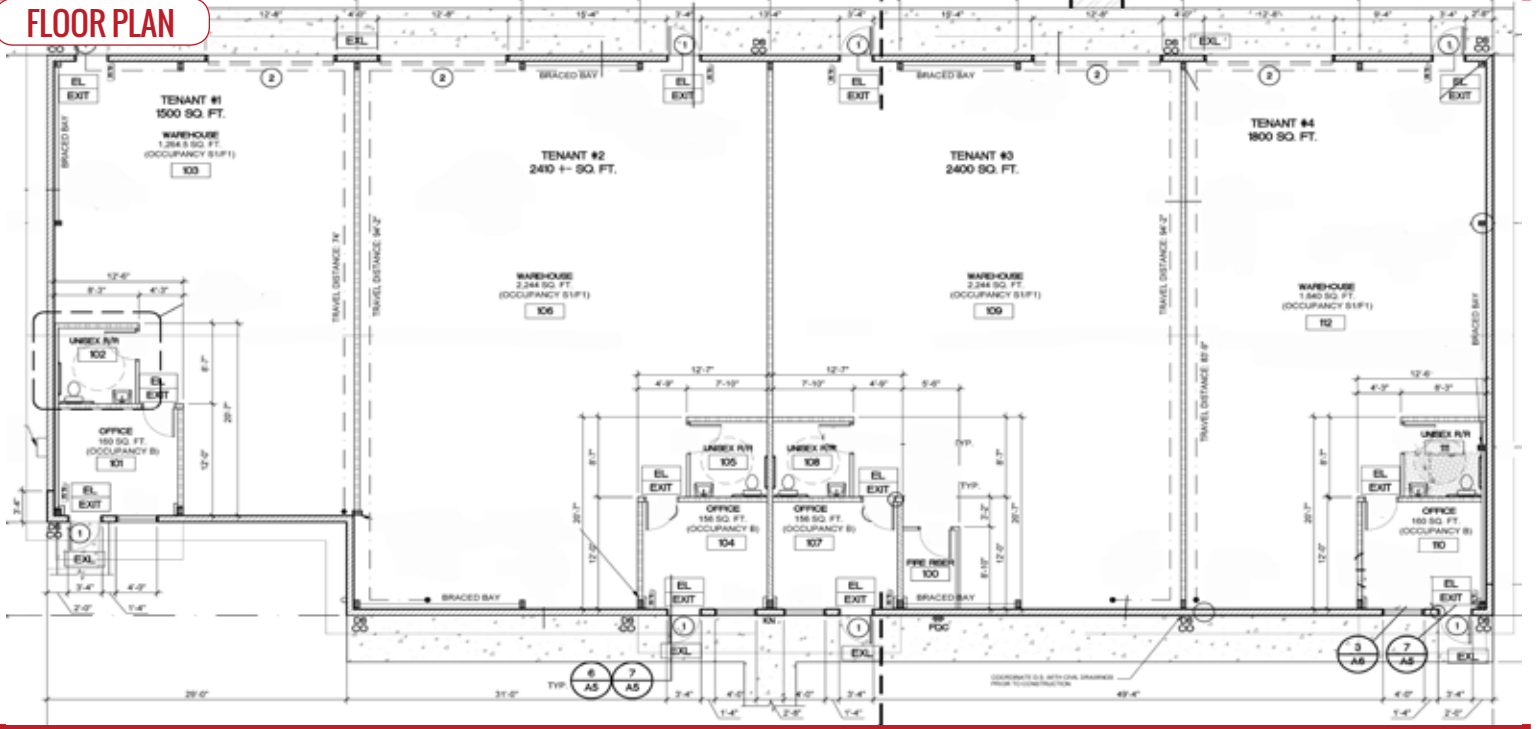


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FLOOR PLAN



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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.