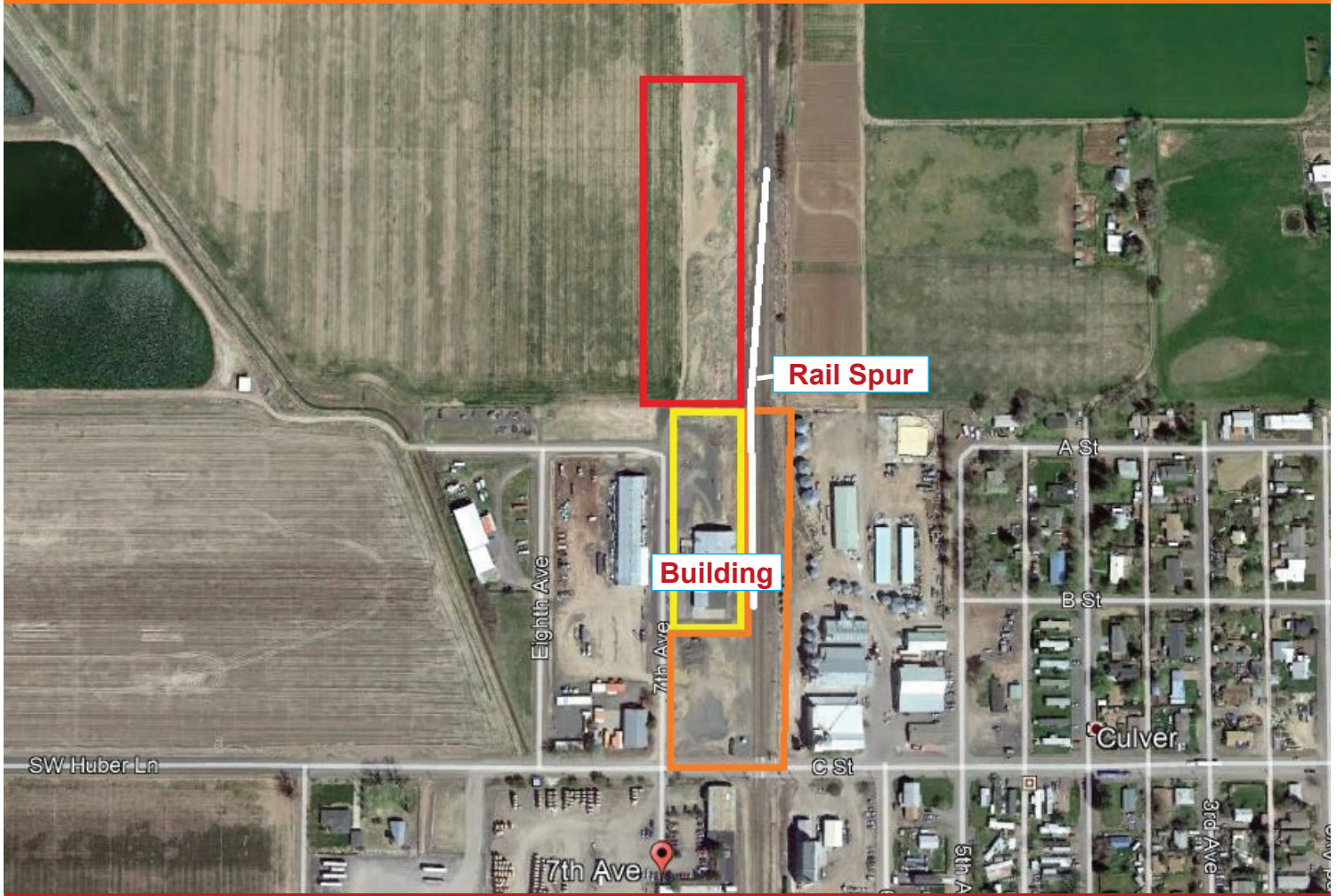


CULVER INDUSTRIAL W/LAND

7.73 Acres M1 Zone

220 7th Street | Culver OR



Owner-user industrial property located in Culver, OR. 12,876 RSF +/- industrial building with an additional 9,000 RSF +/- lower level (not included in the 12,876 RSF) on 7.73 acres.

Zoned M1 Industrial, building has Three Phase electrical service.

Offered at : \$1,240,000

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With You Every Square Foot of the Way.

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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.



1. PROPERTY DETAILS

2. AERIAL TAX MAP PHOTO

3. PROPERTY PHOTOS

4. BNSF RAILROAD MAP

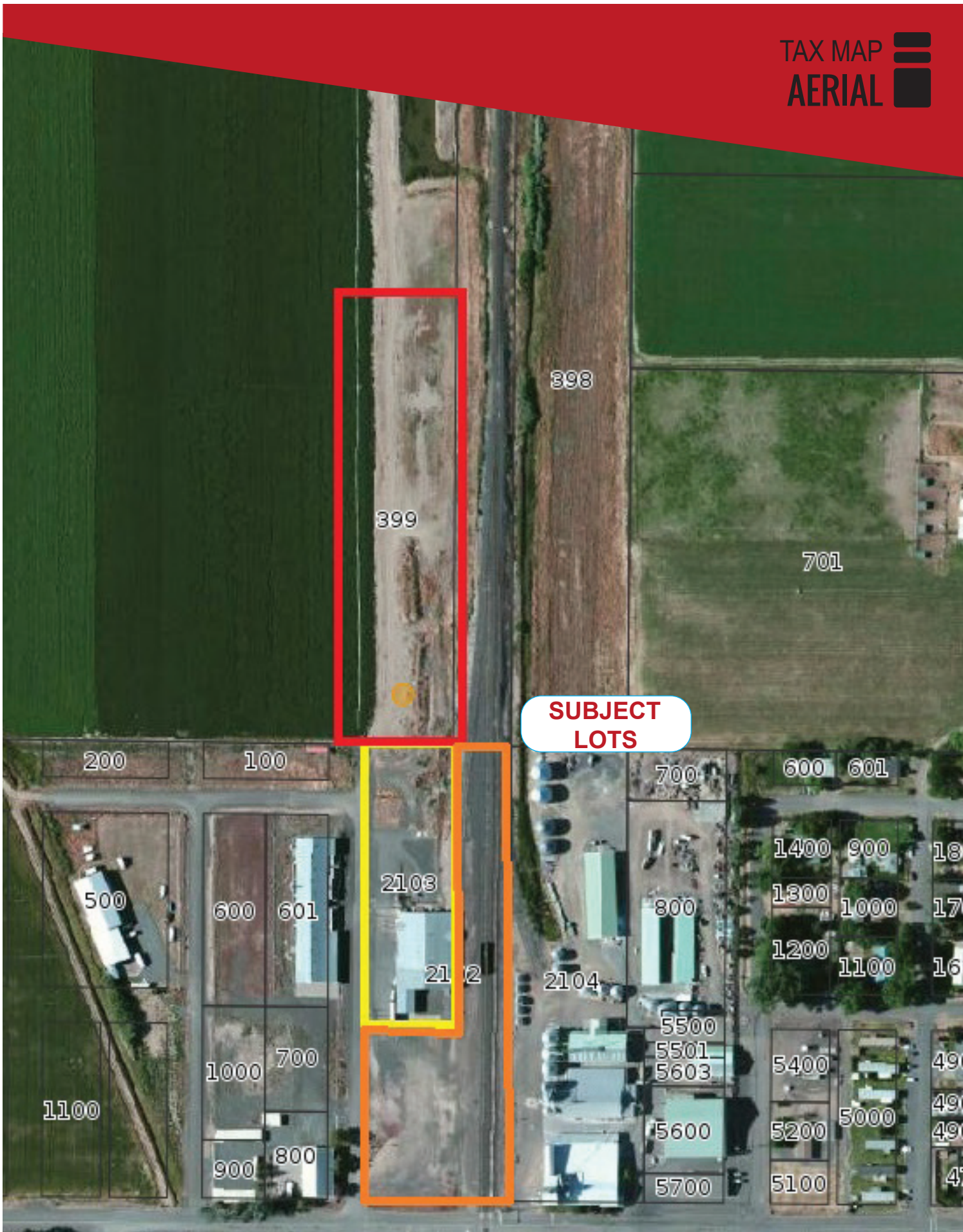
5. AREA INFORMATION



Price: \$1,240,000

Property Details:

- Industrial building with rail spur on 7.73 acres
- Zoned M1 Industrial
- 12,876 RSF+/- industrial building with an additional 9,000 RSF+/- lower level (not included in the 12,876 RSF)
- Located on a 1.65 acre grade level parcel zoned M1 Industrial (Tax Lot 2103)
- Building has Three Phase electrical service
- Dock high access
- Two additional tax lots totaling 6.08 Acres zoned M1 Industrial (Tax Lots 2102 and 339)
- Includes a rail spur connection to the BNSF Rail line
- Excellent for an owner user requiring storage of biomass or other agricultural products
- Could be a depot for rail spur onload and offload



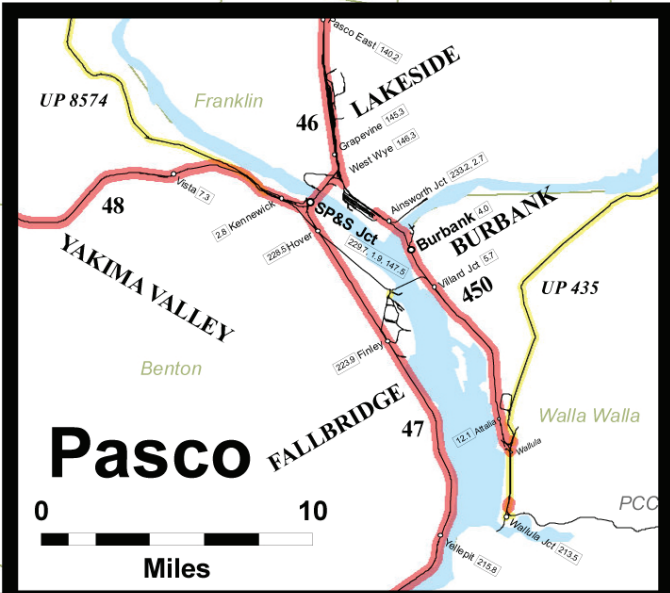
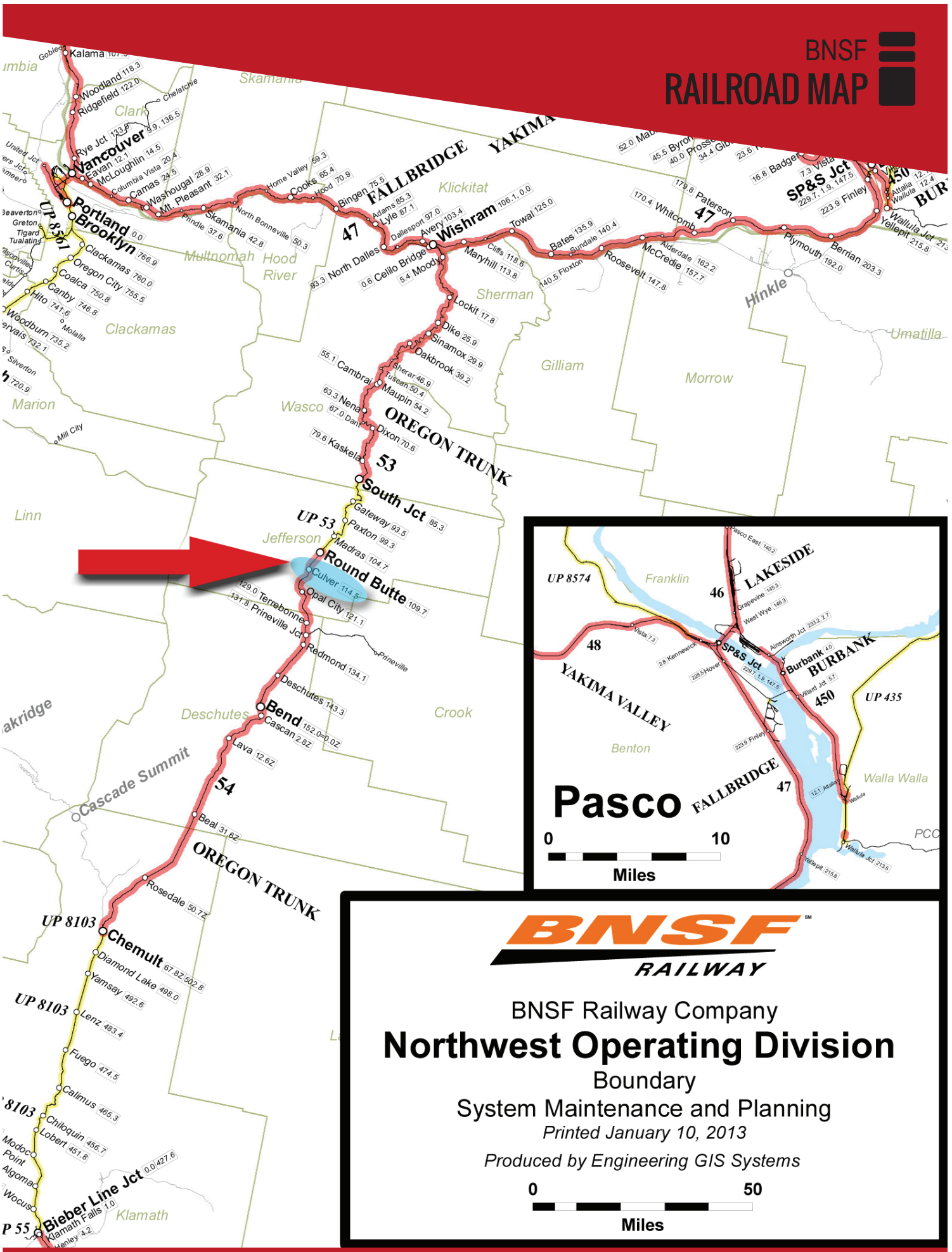
**SUBJECT
LOTS**



Exterior



Exterior



BNSF
RAILWAY

BNSF Railway Company
Northwest Operating Division
Boundary
System Maintenance and Planning
Printed January 10, 2013
Produced by Engineering GIS Systems

0 50
Miles

WELCOME TO CENTRAL OREGON!



Welcome to Central Oregon! Where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook, and Jefferson counties.

Where companies are fueled both by their surroundings and one of the most business-friendly environments in the Northwest. Recently, the Bend-Redmond MSA was crowned the Milken Institute's **"#1 U.S. Best-Performing Small City" for 2016.**

For a relocating business, Central Oregon has a reputation for welcoming new companies. The region has some of the lowest operating costs in the Pacific Northwest and accomplishes this without sacrificing workforce, talent, quality health care, transportation, or telecommunications infrastructure.

Central Oregon has led the state's population growth over the last two decades; with Deschutes County continually named one of the fastest-growing areas in the country. Additionally, our region has topped the state in job growth over the past ten years, creating a region that's characterized by dynamic small businesses and entrepreneurial activity.

For most new residents, Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options, and world-class amenities—all with a hassle-free, small town feel. From a ranch in Prineville to an upscale urban condo in Bend (and all options in between), the region presents a rare diversity of places to live, all within close range.

TOP EMPLOYERS & INDUSTRIES

According to the Oregon Employment Department, 78% of Oregon establishments have nine or fewer employees and the average private establishment employs 11 people. To an even greater extent than the state, Central Oregon's business environment is typified by innovative, small companies, producing niche-market products and services.

Still, a number of large employers operate successfully here, tapping into Central Oregon's ever-expanding workforce, the overall low cost of doing business and business-friendly local governments. Over the last year, the region's Top 50 Private Employers collectively added over 3,500 jobs, employing over 23,600 Central Oregonians.

- **Advanced Manufacturing**
- **Bioscience** (pharmaceuticals, medical device)
- **Brewing & Distilling** (craft beer, cider, spirits, kombucha)
- **Building Products** (doors, windows, molding, furniture)
- **High Technology** (electronics, software, data centers)
- **Outdoor Gear & Apparel**
- **Specialty Food Products**

Healthcare is led by St. Charles Medical Center, the largest private employer in the region. St. Charles owns and operates hospitals in Bend, Redmond, Madras, and Prineville. Additionally, Bend Memorial Clinic is the largest of nearly 100 private clinics and practices in the area. Overall, the health care sector employs over 12,000 Central Oregonians.

Headquarter operations play a prominent role among top employers and include Keith Manufacturing, Les Schwab Tires, Deschutes Brewery, Hydro Flask, and many others.

Administrative/call/data centers including Apple, Consumer Cellular, Facebook, IBEX Global, and Navis are also among the largest private employers in the tri-county area.

Employment in **tourism and hospitality** reflects the importance of this sector to the region. Central Oregon has the largest concentration of destination resorts in the Pacific Northwest and includes Riverhouse on the Deschutes, Brasada Ranch, Pronghorn Resort, Sunriver Resort, Mt. Bachelor, Eagle Crest (Resort Acquisition Partners), Kah Nee Ta Resort, and Indian Head Casino.