

FOR SALE | INDUSTRIAL INVESTMENT PROPERTY

100% LEASED | 14 UNITS | 42,000 SF

\$6,600,000 | 6.00% CAP RATE



AERO PARK WEST | 217 SW PUMICE AVE | REDMOND, OR 97756

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

ROBERT RAIMONDI, CCIM | TERRY O'NEIL

THE OFFERING



FULLY LEASED INDUSTRIAL INVESTMENT

Aero Park West offers the opportunity to acquire a fully leased, 42,000 SF multi-tenant industrial investment property in Redmond. The asset is configured as 14 units ranging from 2,100 to 6,300 SF and is 100% leased on a NNN basis, providing investors with established in-place income across a stable tenant mix.

Located less than one mile from Redmond Airport, the property offers convenient access for service, distribution, and light industrial users. Building features include a mix of 12' and 14' roll-up doors, 3-phase power, fire sprinkler protection, and functional circulation around the property perimeter to support loading and vehicle access. The ±2.47-acre site is zoned Light Industrial (M1) and includes approximately 70 parking spaces.

With full occupancy, functional industrial improvements, and proximity to Redmond Airport and regional transportation routes, Aero Park West presents a stabilized industrial investment in an established Redmond location.

PROPERTY SUMMARY	Address	217 SW Pumice Ave., Redmond, OR 97756
	Property Name	Aero Park West
	Sale Price	\$6,600,000 (\$157/SF)
	Offering	100% Leased NNN Investment
	Cap Rate	6.00%
	NNNs	Est. at \$0.21/SF/Mo.
	Building Size	42,000 SF
	No. of Units	14
	Suite Size Range:	2,100 SF - 6,300 SF
	Lot Size	2.47 AC
	Year Built	1996 / 2007
	Zoning	Light Industrial (M1)
	Parking	70 parking spaces

INVESTMENT HIGHLIGHTS

100

FULLY LEASED

100% occupied across four
quality tenants



NNN INVESTMENT

Lower owner exposure to
operating costs



14 INDUSTRIAL UNITS

Suite sizes range from 2,100–
6,300 SF



NEAR AIRPORT

Less than one mile from the
Redmond Airport



M1 ZONING

Light Industrial zoning
supports a range of business
uses



3-PHASE POWER

Electrical capacity for
production and shop use



ROLL-UP DOORS

12' and 14' doors support
loading and access

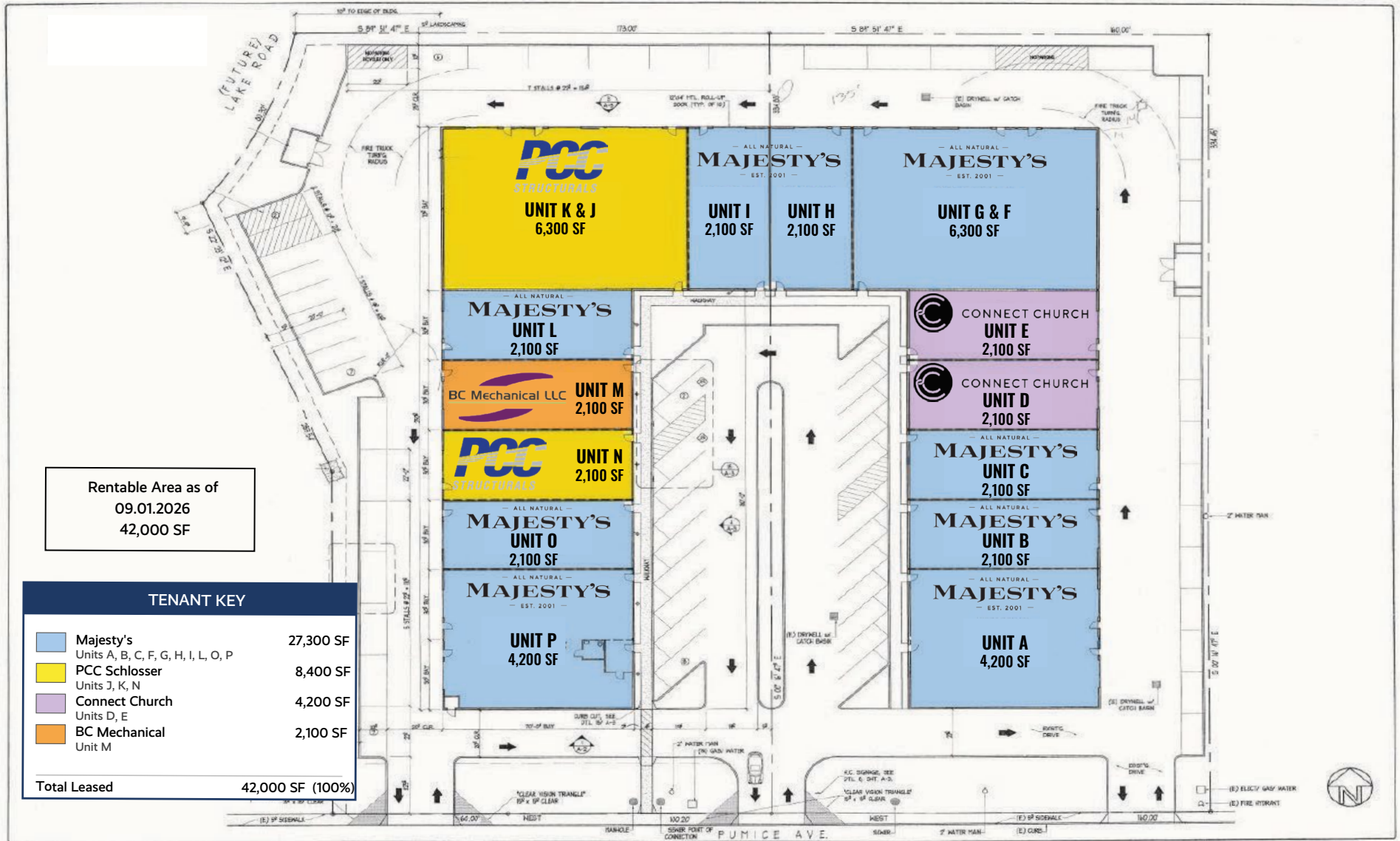


AMPLE PARKING

Approximately 70 onsite
parking spaces



SITE PLAN



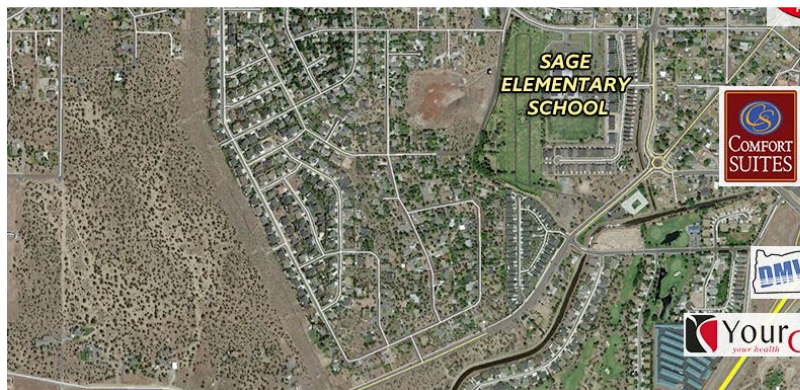
FINANCIALS

INCOME		% of GOI	Actual Rents
Potential Rental Income			\$ 535,500
Less: Vacancy		5%	\$ 26,775
Effective Rental Income			\$ 508,725
Plus: Other Income			\$ -
Gross Operating Income			\$ 508,725
EXPENSES		% of GOI	2025 Exp
Real Estate Taxes		6.90% 2026 Est	\$ 35,077
Property Insurance		1.94% 2025 Actuals	\$ 9,888
Management		4.21% Est	\$ 21,422
Repairs and Maintenance		4.97% 2025 Actuals	\$ 25,271
Security		0.30% 2025 Actuals	\$ 1,548
Utilities		1.19% 2025 Actuals	\$ 6,068
Landscape/Snow Removal		0.66% 2025 Actuals	\$ 3,374
Reserves		2.00% Reserves Est	\$ 10,175
Total Operating Expenses			\$ 112,821
Net Operating Income			\$ 395,904
Average Expense Ratio			22.18%

	Sales Price	Cap Rate %	Sales PPSF
Actual Rents	\$ 6,600,000	6.00%	\$ 157.14



LOCATION





EXCLUSIVELY LISTED BY:

AERO PARK WEST | 217 SW PUMICE AVE | REDMOND, OR 97756



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