

HEAVY-POWER INDUSTRIAL OPPORTUNITY

MANUFACTURING • PRECISION FABRICATION • BIOTECH • R&D

FOR LEASE | ±82,000 SF | \$1.20/SF/MO. NNN



20730 BRINSON BLVD | BEND, OR 97701

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

PAT KESGARD, CCIM, PRINCIPAL BROKER



HEAVY POWER INDUSTRIAL

LARGE SCALE MANUFACTURING OPPORTUNITY

20730 Brinson Blvd offers a full-building industrial lease opportunity well-suited for advanced manufacturing, life sciences, medical device, and precision fabrication users seeking scale, utility capacity, and functional loading. The ±82,000 SF facility sits on a ±7-acre Light Industrial (IL) site and features multiple loading areas, including 4 dock-high doors with levelers and 4 grade-level doors.

Interior improvements include dedicated office space, a large kitchen area, and an existing manufacturing/assembly layout supported by approximately 70 tons of HVAC and a dry fire sprinkler system, providing a flexible foundation for production, lab-support, or hybrid R&D operations.

The property is served by 400 kW of 3-phase power (subject to Pacific Power review) and a separately metered 2-inch water line, supporting higher electrical and process demands.

Available July 15, 2026, the property presents a rare opportunity to secure long-term operational capacity within Bend's constrained industrial market.

PROPERTY SUMMARY	Address	20730 Brinson Blvd, Bend, OR 97701
	Available Space	±82,000 SF
	Lease Rate	\$1.20/SF/Mo. NNN
	Availability	7/15/2026
	Lot Size	±7 Acres
	Year Built	1993
	Zoning	Light Industrial (IL)
	Parking	±70 Onsite Spaces
	Loading	4 Dock-High (w/ Levelers) + 4 Grade-Level Doors
	HVAC	±70 Tons
	Power	400 kW, 3-Phase (subject to Pacific Power review)
	Sprinkler	Dry Fire Sprinkler System
Water	2" Line, Separately Metered	

PROPERTY HIGHLIGHTS



LARGE-SCALE FACILITY
±82,000 SF full-building
opportunity for manufacturing
or fabrication users



HEAVY 3-PHASE POWER
400 kW service supporting
higher electrical loads



DOCK + GRADE LOADING
4 dock-high doors with levelers
and 4 grade-level doors



±7-ACRE INDUSTRIAL SITE
Ample yard area for circulation,
staging, and operational
flexibility



IL ZONING
Allows a range of
manufacturing, assembly, and
industrial uses



CLIMATE-CONTROLLED
Approximately 70 tons of
HVAC supporting production
environments



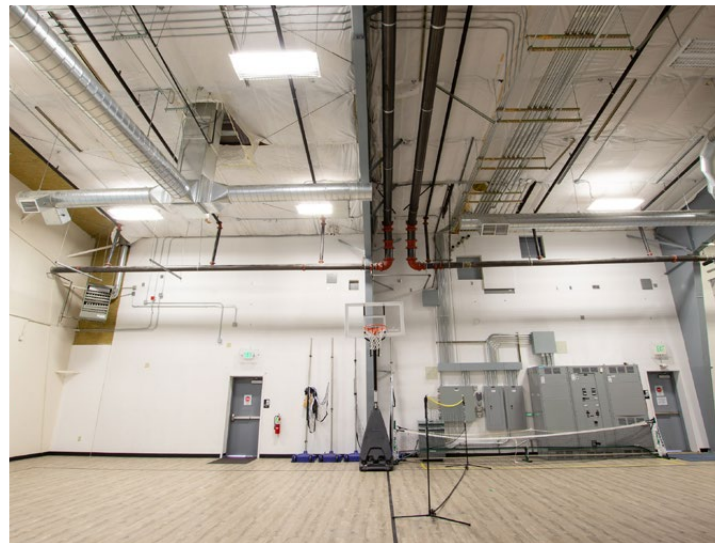
DRY FIRE SPRINKLERS
Existing fire suppression
infrastructure for operational
compliance



2-INCH WATER LINE
Supports production and
process needs



PROPERTY PHOTOS

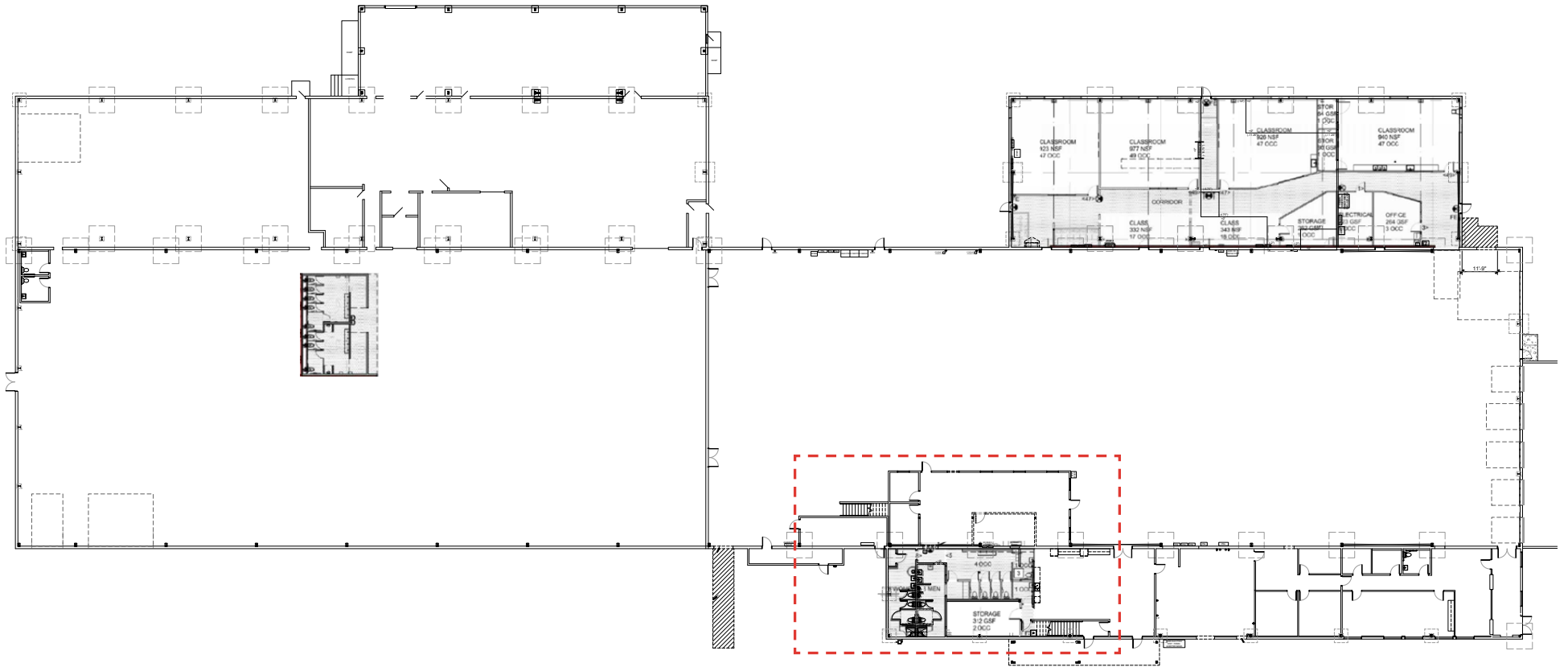


FOR LEASE | ~82,000 SF | 20730 BRINSON BLVD | BEND, OR 97701

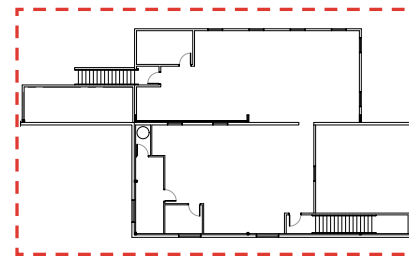
LOCATION



FLOOR PLAN

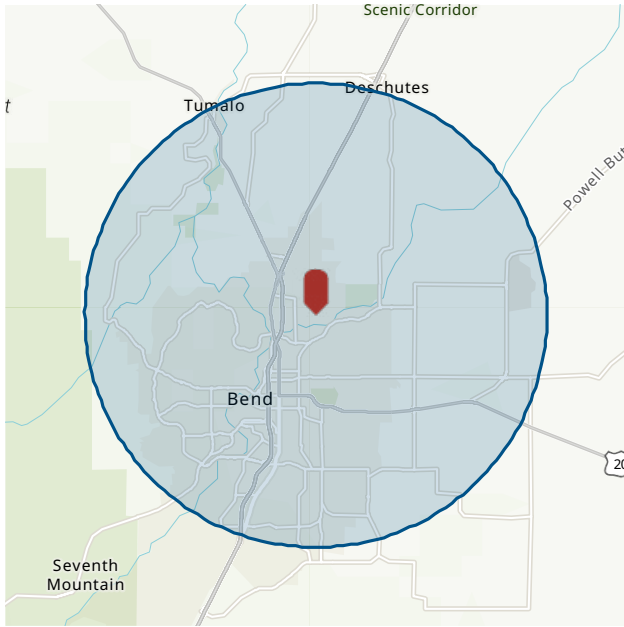


MEZZANINE FLOOR PLAN



DEMOGRAPHICS

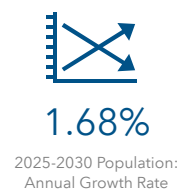
5-MILE RADIUS OF 20730 BRINSON BLVD, BEND, OR 97701



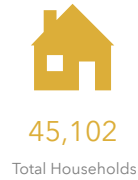
POPULATION TRENDS AND KEY INDICATORS

20730 Brinson Blvd, Bend, Oregon, 97701

POPULATION



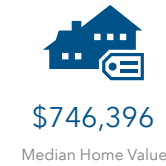
HOUSEHOLDS



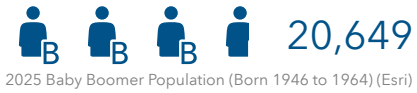
INCOME



HOUSING STATS



POPULATION BY GENERATION



EDUCATION

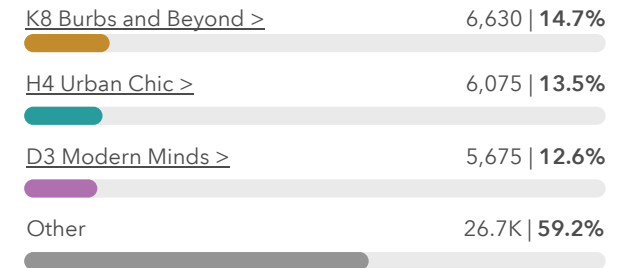


BUSINESS



Tapestry

Top 3 segments by household count



[View comparison table](#)

COMPASS COMMERCIAL REAL ESTATE SERVICES This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2023, 2026. © 2023 Esri

BEND, OREGON

With a population of 109,500 (2025), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#4

Milken Institute
2025



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



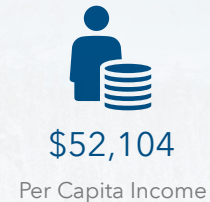
30 Golf Courses

Demographics

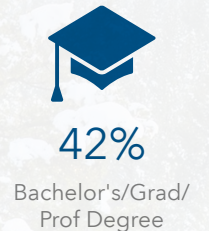
POPULATION



INCOME



EDUCATION



BUSINESS



HEAVY-POWER INDUSTRIAL OPPORTUNITY

20730 BRINSON BLVD | BEND, OR 97701



EXCLUSIVELY LISTED BY:



PAT KESGARD, CCIM

Principal Broker

Cell 541.350.8900

pkesgard@compasscommercial.com

Broker is licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.

