

FOR LEASE
INDUSTRIAL WAREHOUSE



LAYTON AVE INDUSTRIAL

62968 Layton Ave. Bend | Oregon



100% FULL HVAC IN OFFICE AND WAREHOUSE

62968 Layton Avenue offers approximately 19,052 SF of industrial space for lease in Brinson Business Park. With convenient access to Highway 97 via Empire Avenue and Brinson Boulevard, the IL-zoned property is well suited for distribution, light manufacturing, service, showroom, and related industrial uses. The building combines fully air-conditioned office and warehouse space with two levels of private offices and conference areas, 18' clear height, four roll-up doors, and substantial three-phase power with 1,200 amps at 208Y/120 volts. The property also provides 38 parking stalls, including ADA parking, at a ratio of approximately 2.0 stalls per 1,000 SF.

Lease Rate: \$1.15/SF/Mo. NNN

- CAMS \$0.37/SF/Mo.
- 19,052+/- RSF
- Four (4) cooling Trane XR units
- Full HVAC
- 18' warehouse clear height
- Three (3) 14' high, 12' wide roll-up doors
- One (1) 14' high, 20' wide roll-up door
- 1,200 Amp total, 208Y/120 Volt, Three-phase power

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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.



PROPERTY OVERVIEW:

62968 Layton Avenue is a well-located industrial property within Brinson Business Park, offering a functional layout for a variety of business operations. The property provides a combination of fully air-conditioned office and warehouse space with convenient access to Highway 97 via Empire Avenue and Brinson Boulevard, supporting a wide range of industrial, service, distribution, showroom, and light manufacturing uses. Zoned IL (Light Industrial), making it well-suited for users seeking an established industrial location in northeast Bend.

- 19,052 +/- SF available
- Four (4) Trane XR, 4-ton, 48,000 BTU/hr
- 1,200 Amp total, 208Y/120 Volt, Three-phase power
- Two (2) levels of private offices and conference space
- 18' warehouse clear height
- 5 Bathrooms
- Fully air-conditioned office and warehouse
- Two (2) levels of private offices and manufacturing space
- Three (3) 14' high, 12' wide roll-up doors
- One (1) 14' high, 20' wide roll-up door
- Parking for 38 stalls with ADA
- Convenient access to Highway 97
- IL – Light Industrial zoning

MAP



OFFICE PHOTOS



WAREHOUSE PHOTOS

