

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 $\pm 82,000$ 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	$\pm 82,000$ 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



DOCK + GRADE LOADING

4 dock-high doors with levelers
and 4 grade-level doors



IL ZONING

Allows a range of
manufacturing, assembly, and
industrial uses



DRY FIRE SPRINKLERS

Existing fire suppression
infrastructure for operational
compliance



HEAVY 3-PHASE POWER

400 kW service supporting
higher electrical loads



±7-ACRE INDUSTRIAL SITE

Ample yard area for circulation,
staging, and operational
flexibility



CLIMATE-CONTROLLED

Approximately 70 tons of
HVAC supporting production
environments

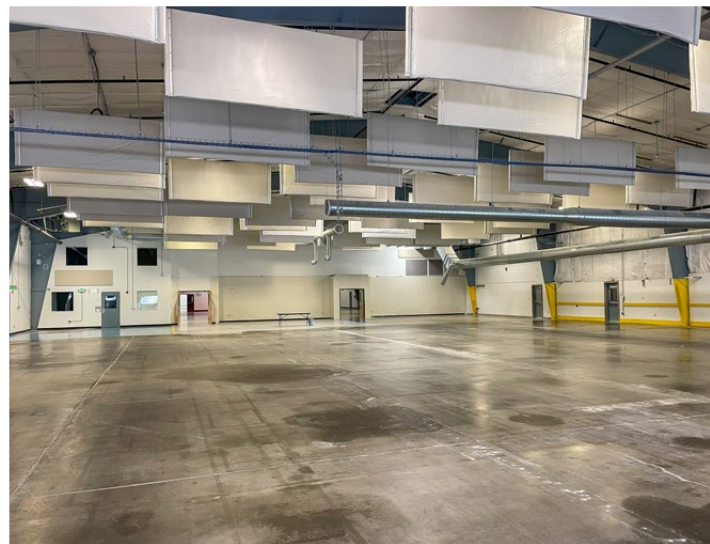


2-INCH WATER LINE

Supports production and
process needs



PROPERTY PHOTOS

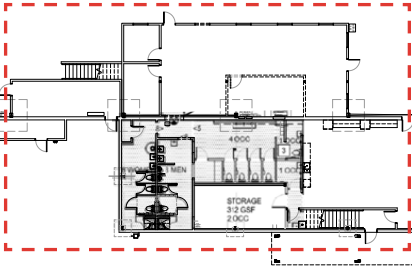


FOR LEASE | ~82,000 SF | 20730 BRINSON BLVD | BEND, OR 97701

LOCATION



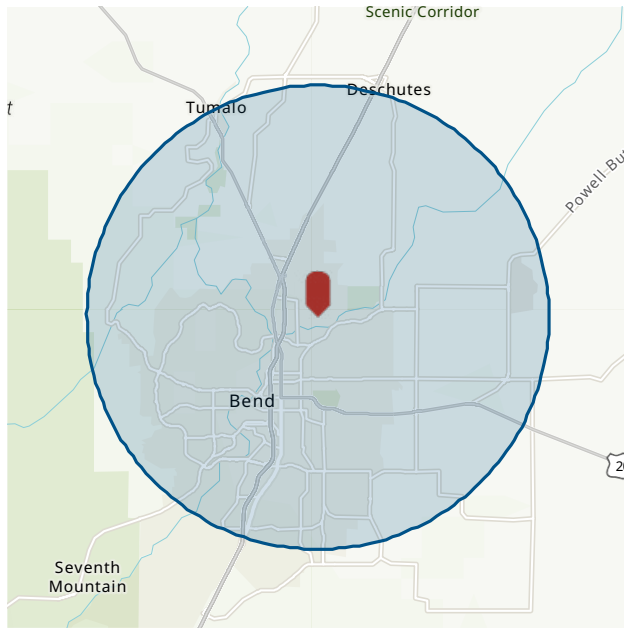
FLOOR PLAN



A detailed architectural floor plan of a building, enclosed within a red dashed rectangular border. The plan shows a complex layout with multiple rooms, corridors, and a central courtyard area. Key features include a large rectangular room on the right, a smaller room with a staircase on the left, and a central area with a circular feature, possibly a well or a small pond. The drawing is a black and white line plan with red dashed lines indicating the building's footprint.

DEMOGRAPHICS

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



POPULATION TRENDS AND KEY INDICATORS

20730 Brinson Blvd, Bend, Oregon, 97701

POPULATION



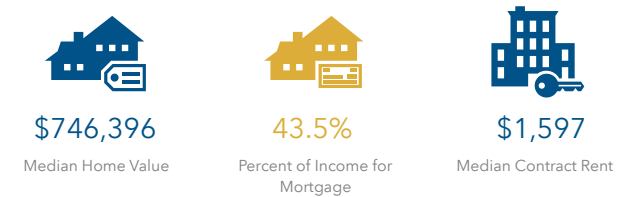
HOUSEHOLDS



INCOME



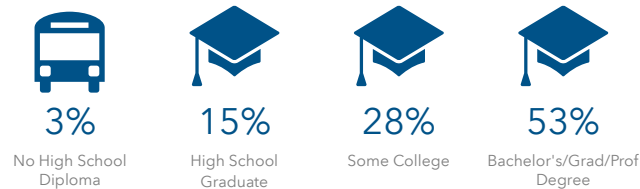
HOUSING STATS



POPULATION BY GENERATION



EDUCATION

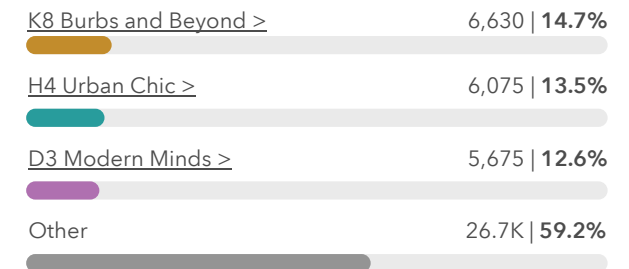


BUSINESS



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.
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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



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate

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EXCLUSIVELY LISTED BY:



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