

FOR LEASE

2,053-11,934 RSF | \$1.75-\$1.85/SF/MO. NNN

**NOCO at Juniper Ridge
Industrial with Dock-High Loading
NWC of Cooley Rd. & 18th St., Bend, OR 97701**

noco
AT JUNIPER RIDGE



RENDERING OF DEVELOPMENT

NEW CONSTRUCTION | HIGH QUALITY BEND INDUSTRIAL



**Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM
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FOR LEASE

\$1.75-\$1.85/SF/MO. NNN

NOCO at Juniper Ridge Industrial Space

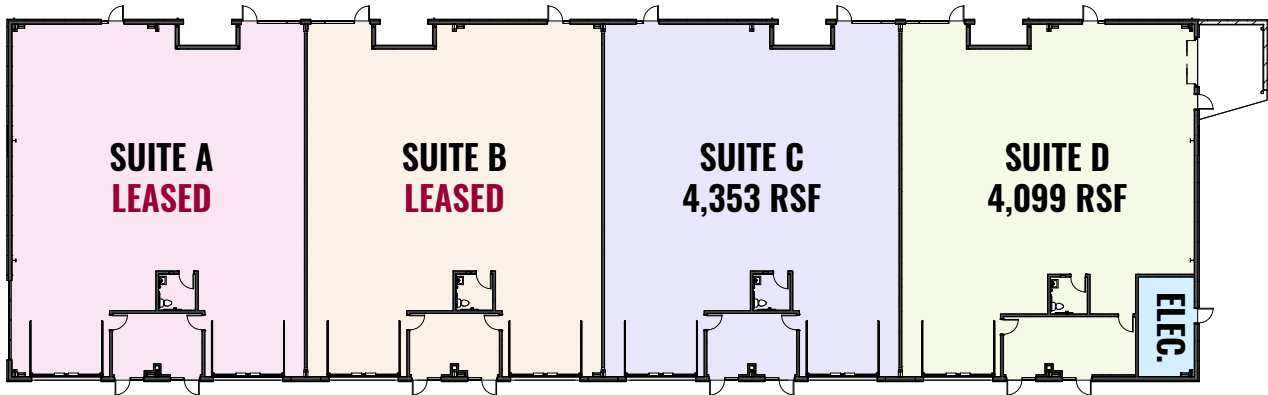
PROPERTY DETAILS

Building 6:	2,053 - 11,934 RSF
Building 7:	Leased
Building 8:	4,099 - 8,452 RSF
Lease Rate:	\$1.75-\$1.85/SF/Mo. NNN
NNNs:	Est. at \$0.38/SF/Mo.
Zoning:	Light Industrial (IL) & Juniper Ridge Overlay Zone
Date Avail.:	July, 2026

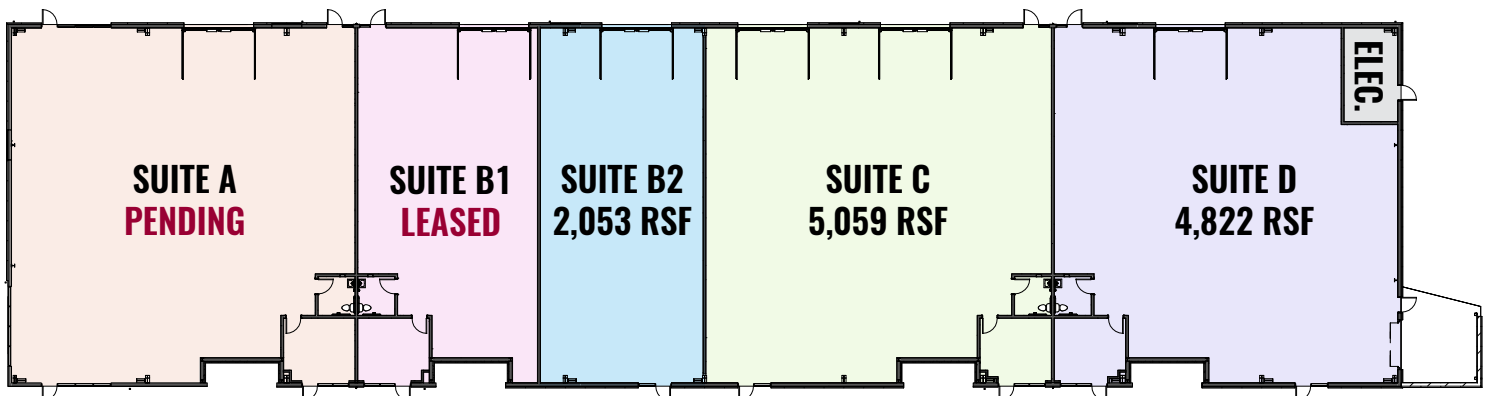
HIGHLIGHTS

- First generation high quality industrial space
- Various suite sizes accommodating a wide variety of uses
- Dock-high loading available in each building
- Negotiable tenant improvement allowance for office build out
- Circular truck access
- Ample parking for tenants and customers including multiple EV spaces

BUILDING 8



BUILDING 6



SITE PLAN



FOR LEASE

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