

**BEND INDUSTRIAL BUILDING**  
**SHOWROOM/OFFICE & WAREHOUSE**  
635 SE Business Way | Bend OR, 97702

**FOR SALE**  
**BEND INDUSTRIAL**



**Owner/User Industrial property located in the Wilson Avenue Business & Industrial Park in Bend, OR. Move in ready showroom/offices/warehouse with an auxiliary Shop Building.**

- 11,100+/- RSF (9,000+/- RSF Main Building, 2,100+/- RSF Auxiliary Shop Building)
- Main Building open showroom area, two (2) offices and two (2) restrooms Lower-level in Main Building three (3) offices and two (2) restrooms w/One (1) 7' roll-up door
- 2,100 +/- RSF Warehouse/Shop Auxiliary Building w/One (1) 7' roll-up door
- 7 dedicated parking spaces in front of Main building w/paved parking on lower level
- On a 0.60 acre (26,136/SF) lot Zoned IL Industrial
- Three (3) 200amp/240v panels electrical service
- Fiber-optic high-speed available
- Existing Pole Sign
- Gas Heat Pump

**Offered at: \$2,599,000**

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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.



### Building Details:

- Built in 1994/1999 Move in ready sales showroom, offices, warehouse/shop facility
- Breakroom/Kitchenette
- Steel framing and metal roofing
- 7 parking stalls w/paved parking lower-level
- 0.60 acre lot (26,136SF +/-) Zoned IL Industrial-Light Industrial
- Tax Lot/Map: 181204DB 04700
- 9,000 +/- RSF Main Building, 2,100+/-RSF Auxiliary Shop Building
- Gas Heat Pump
- Slab Foundation/Concrete Floor
- Expansive Asphalt Parking Areas
- Shower in Restroom
- Fenced/Gated Yard Area
- Electrical Service:
  - Three Panels
  - 200 Amp
  - 240 Volt
- One (1) 7' Roll-Up Door Main Building Lower-level
- One (1) 7' Roll-Up Door Auxiliary Shop
- Roll Up Doors: Three (3) 14' roll up doors
- Glass store front main entry/2 man doors
- Pole Signage
- Gated Area behind building B
- Located in Wilson Avenue Business & Industrial Park

### Other Information:

Zoned- IL Industrial & located just off Wilson Avenue in SE Bend.



# BUILDING A SHOW ROOM & OFFICE SPACE



# BUILDING A WEARHOUSE SPACE



BUILDING B  
WORKSHOP/WEARHOUSE SPACE







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