



REDMOND INDUSTRIAL-FLEX BUILDING FOR SALE OR FOR LEASE

9,000 SF +- Warehouse/Distribution/Manufacturing Building with Nice Office Space
335 SE Jackson Street, Redmond, Oregon

Offering Memorandum

DISCLAIMER

This document provides general information to prospective purchasers or tenants. The information herein may not be completely accurate. Aligned Commercial makes no warranty or representation related to income or expenses of the property, size and construction of the building, the lack or presence of environmentally dangerous materials, or compliance with jurisdictional requirements and regulations.

The information contained here has been obtained from sources we believe to be reliable, however Aligned Commercial has not verified, and will not verify, any of the information contained herein. Nor has Aligned Commercial conducted any investigations regarding these matters and makes no warranty or representations whatsoever regarding the accuracy or completeness of the information provided.

All potential purchasers or tenants must take it upon themselves to verify all of the information included herein.



Large free-span warehouse space with 24' high ceiling and significant power

REDMOND INDUSTRIAL-FLEX BUILDING | Offering Summary



Offering Summary

Asking Lease Rate	--- \$1.45 per Square Foot/per Mo., NNN	Estimated NNN	----- \$0.32 per Square Foot/per Mo.
Asking Purchase Price	----- \$2,690,000	Clear Span Height / Power	----- 24 feet / 480V
Total Building Size	----- 8,975 Square Feet	Approximate Office Size	----- 1,800 Square Feet
Property Lot Size	----- 0.47 acres +-	Zoning Designation	----- Mixed-Use

REDMOND INDUSTRIAL-FLEX BUILDING | Table of Contents



Section 1: Offering Summary: Page 3

Section 2: Building/Property Overview: Page 5-7

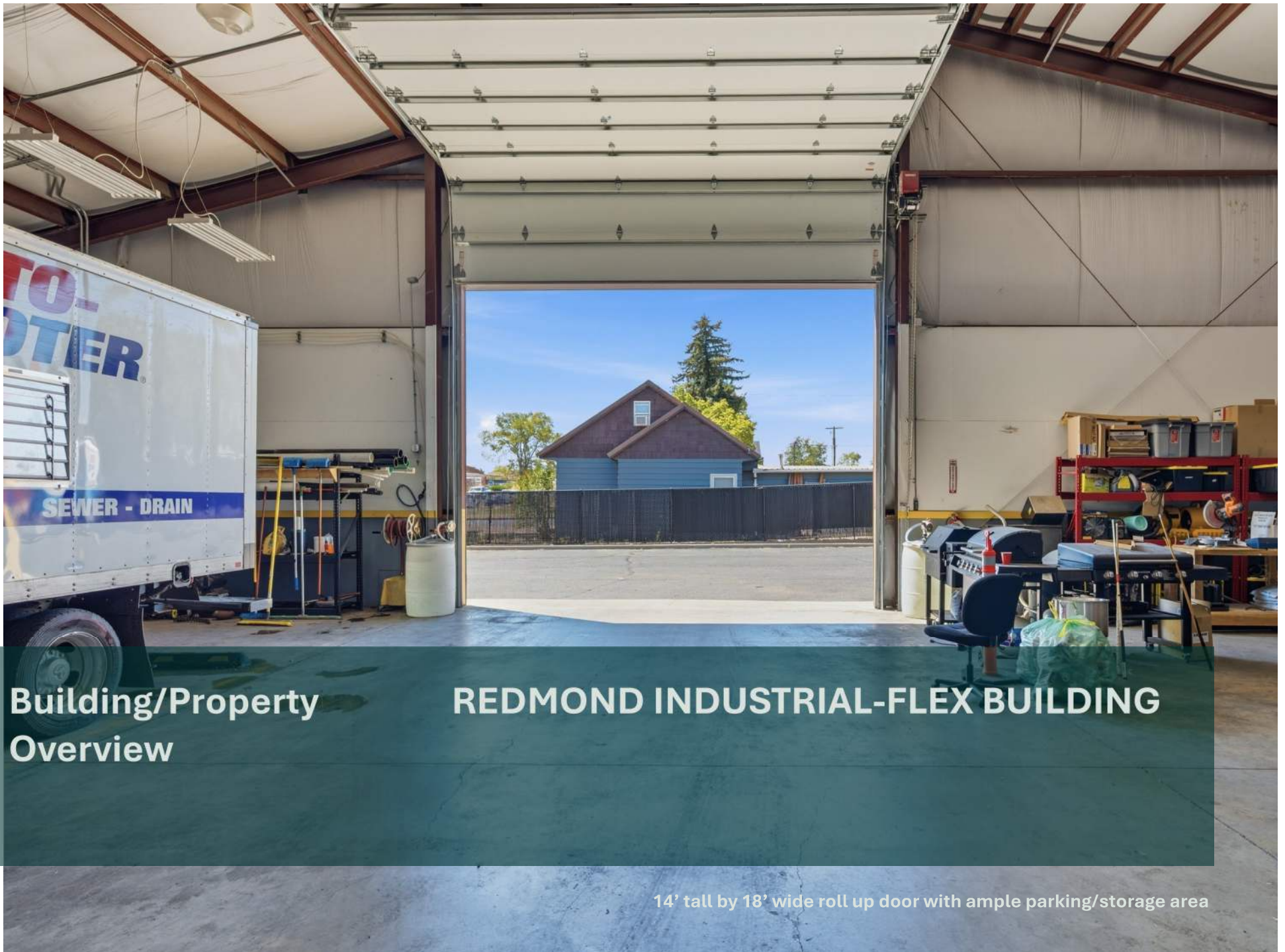
Section 3: Location/Logistics: Page 8-10

Section 4: About the Owner/City: Page 11-12

Section 5: Community Information: Page 13-15

REDMOND INDUSTRIAL-FLEX BUILDING

Cover: 8,975 square foot building only 1/2 mile from Hwy. 97 North and South
Above: Approximately 1,800 square feet of lobby area, offices, and breakroom
Previous page: Well maintained warehouse/flex space with 18' foot wide door



Building/Property Overview

REDMOND INDUSTRIAL-FLEX BUILDING

14' tall by 18' wide roll up door with ample parking/storage area

REDMOND INDUSTRIAL-FLEX BUILDING | Building Overview



Breakroom/conference room plus welcoming lobby and multiple offices

335 SE Jackson is a 9,000 +/- square foot building located less than a mile from the busiest state highway east of I-5 in Oregon. A major thoroughfare from the Washington to California, Highway 97 is host to millions of tourists and hundreds of thousands of shipments each year. In addition, the facility is located two miles from the regional commercial airport and 200 feet from Hwy. 126, one of the busiest east-west highways in Oregon.

And, there is more. This building, constructed in 2006, was recently renovated to include nice professional office and lobby areas, a wide roll-up door, and updated landscaping and fencing around the perimeter of the property. The 24' high clear span ceiling and 480 volt power are rarely found in buildings this nice. It is a perfect combination for distribution, manufacturing, warehousing, contractor service businesses, and a wide variety of other commercial applications.

Property Highlights

- >Stout steel frame building with 24' high clear span ceiling
- >Three-phase, 480V power with step-down transformers
- >18' wide, 14' tall roll up door and two man doors into office area
- >Zoning allows for a wide variety of industrial, service, and other uses
- >Available for occupancy in September, 2026
- >Large refurbished offices/lobby/meeting space and shower in a bathroom
- >Redmond, Oregon, is an award-winning community with commerce-friendly government agencies. Redmond is home to the regional commercial airport, numerous national-reach businesses, and BASX, one of the country's leading 21st-century tech manufacturing corporations.

REDMOND INDUSTRIAL-FLEX BUILDING | Additional Photos





**Location/
Logistics**

REDMOND INDUSTRIAL-FLEX BUILDING

Mt. Hood from Hwy. 20 in Central Oregon

REDMOND INDUSTRIAL-FLEX BUILDING | Location and Logistics

Hwy. 97, which is less than a one-minute drive from Jackson Street, is the second most traveled north-south highway of Oregon and Washington, second only to Interstate 5. Jackson Street intersects with Hwy. 126, which is one of the major east-west highways in the state.

With over 270,000 residents and a tourism count of nearly 4,000,000 visitors a year, Central Oregon is the largest MSA east of Oregon's Cascade Mountains. Here, commerce is met with a high-quality employee pool. This location is ideal for transportation and employee hiring and retention, as it is literally in the center of Central Oregon's industrial and population hub.

Bend is 15 miles to the south and greater Portland is 2.5 hours to the northwest. The property is about three hours from Salem, five hours from Seattle, and eight hours to the Bay Area. Truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon.

Approximately two million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. The airport is undergoing a \$180,000,000 terminal expansion in part to allow more frequent flights on larger aircraft.



◆ BASX/AAON's 200,000 sf production facility along Hwy 97, five minutes from the property

REDMOND INDUSTRIAL-FLEX BUILDING | Location Map





About the Owner and
the City of Redmond

REDMOND INDUSTRIAL-FLEX BUILDING

Well designed and well-built 9,000 +- square foot building

REDMOND INDUSTRIAL-FLEX BUILDING | About the Owner and City/Zoning



About the Owner

Dawn Sherwood and her family are the long term Roto-Rooter franchisees in Central Oregon and the greater Eugene areas. After decades owning this business, they decided to operate without the franchise brand and downsize to focus on the Eugene area, closer to grandkids. Several years ago, Dawn purchased 335 SE Jackson and has successfully operated out of this location. The Sherwood's and their team updated and improved the facility, which was once used by the local recreation district for their indoor sports programs. This very handy property is now available to buy or lease.

About the City of Redmond and Mixed Use Live Work (MULW) Zone

The City of Redmond has long been considered a commerce-friendly government with a dedicated, community-first staff. And, as one of the fastest growing cities in Oregon during the 2000's, the City continues to be positioned as a great place to do business. The MULW zone is representative of the City's desire to work with entrepreneurs and large companies to accommodate a variety of uses. This zone allows for light manufacturing, many different types of service businesses (such as Roto-Rooter), indoor recreation, large goods sales, and warehouse and distribution operations.,



Community Information

REDMOND INDUSTRIAL-FLEX BUILDING

Smith Rock State Park, just north of Redmond

REDMOND INDUSTRIAL-FLEX BUILDING | Redmond, Bend, and Central Oregon



The Old Mill District and the Deschutes River, in Bend

Redmond, Bend, and Central Oregon: An Entrepreneurial Mecca

The mountains magnetize business owners, second home buyers, and tourists from around the world. The recreation opportunities galvanize millions a year into action, to come visit or move to Central Oregon. The friendly people and community-first culture seal the deal. People flock to this slice of heaven on earth because it is an epicenter of awe. Hiking, fishing, biking, boating, golfing, skiing, and more—including more sunny days than any other major population center in the immediate Pacific Northwest—are all available.

What does this mean for businesses here? The answer lies in examples of what has expanded, relocated, started up, and been built in Central Oregon. Amazon just completed a 84,000 square-foot distribution center two miles from the property. Once a startup, Humm Kombucha now with its present international distribution and corporate ownership, has facilities around the region. St. Charles is the largest medical provider east of the Cascades. And BASX, the fastest growing business in Oregon for many years, has its 200,000 square-foot headquarters just down Hwy. 97.

REDMOND INDUSTRIAL-FLEX BUILDING | Demographics

Radius	Five Miles	Ten Miles	Twenty Miles
Population			
2020 Census Population	38,379	55,717	132,255
2025 Estimated Population	39,427	57,281	134,859
2030 Population Projection	40,498	58,924	138,316
Annual Growth 2020-2025	0.5%	0.6%	0.4%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Households			
2020 Households	14,793	21,621	53,705
2025 Households	15,145	22,195	54,493
2030 Households	15,562	22,852	55,887
Annual Growth 2020-2025	2.8%	2.5%	2.5%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Avg. Household Size	2.6	2.5	2.4
Avg. Percent of Homes Owner Occupied	70.01%	75.18%	65.83%
Household Income Percentage of Population			
< \$25,000	11.84	10.67	11.83
\$25,000-50,000	12.10	12.05	11.76
\$50,000-75,000	15.16	13.03	12.73
\$75,000-100,000	16.07	14.65	12.59
\$100,000-125,000	12.51	12.93	12.73
\$125,000-150,000	13.85	13.02	10.60
\$150,000-200,000	8.97	10.76	11.18
\$200,000 +	9.50	12.89	16.59
Avg. Household Income	\$107,776	\$117,983	\$124,789
Median Household Income	\$91,957	\$99,318	\$102,152

An aerial photograph showing a large industrial building with a green metal roof in the foreground. The building is surrounded by trees and other smaller structures. In the background, there is a cityscape and mountains under a blue sky with clouds. A red arrow points from the text 'Easy access to Hwy. 97' to a road in the distance.

Easy access to Hwy. 97

REDMOND INDUSTRIAL-FLEX BUILDING

State-of-the-Art Warehouse/Distribution/Manufacturing Facility for Lease

335 SE Jackson Street, Redmond, Oregon

Contact Information

Ken Streater, Principal Broker
541-325-2027 / kens@alignedcre.com