

FOR LEASE

3,075 SF | \$0.65/SF/MO. NNN

New Madras Industrial Suite

35 NW Cherry Lane, Madras, OR 97741

**NEW INTRO RATE
\$0.65/SF/MO. NNN
SHORT TERM LEASES AVAILABLE***



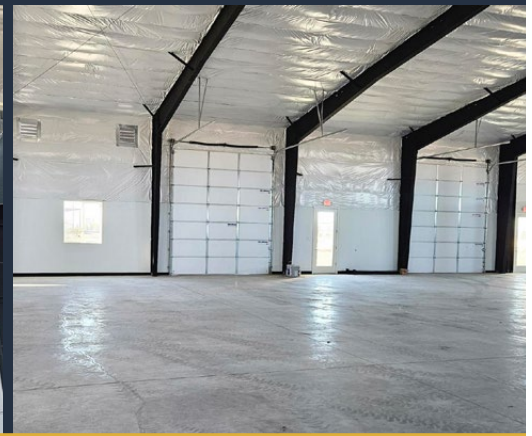
EXCELLENT ACCESS TO HIGHWAYS 26 AND 97



FENCED BACKYARD



CLIMATE CONTROLLED



Terry O'Neil, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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FOR LEASE

\$0.65/SF/MO. NNN

New Madras Industrial Suites

PROPERTY DETAILS

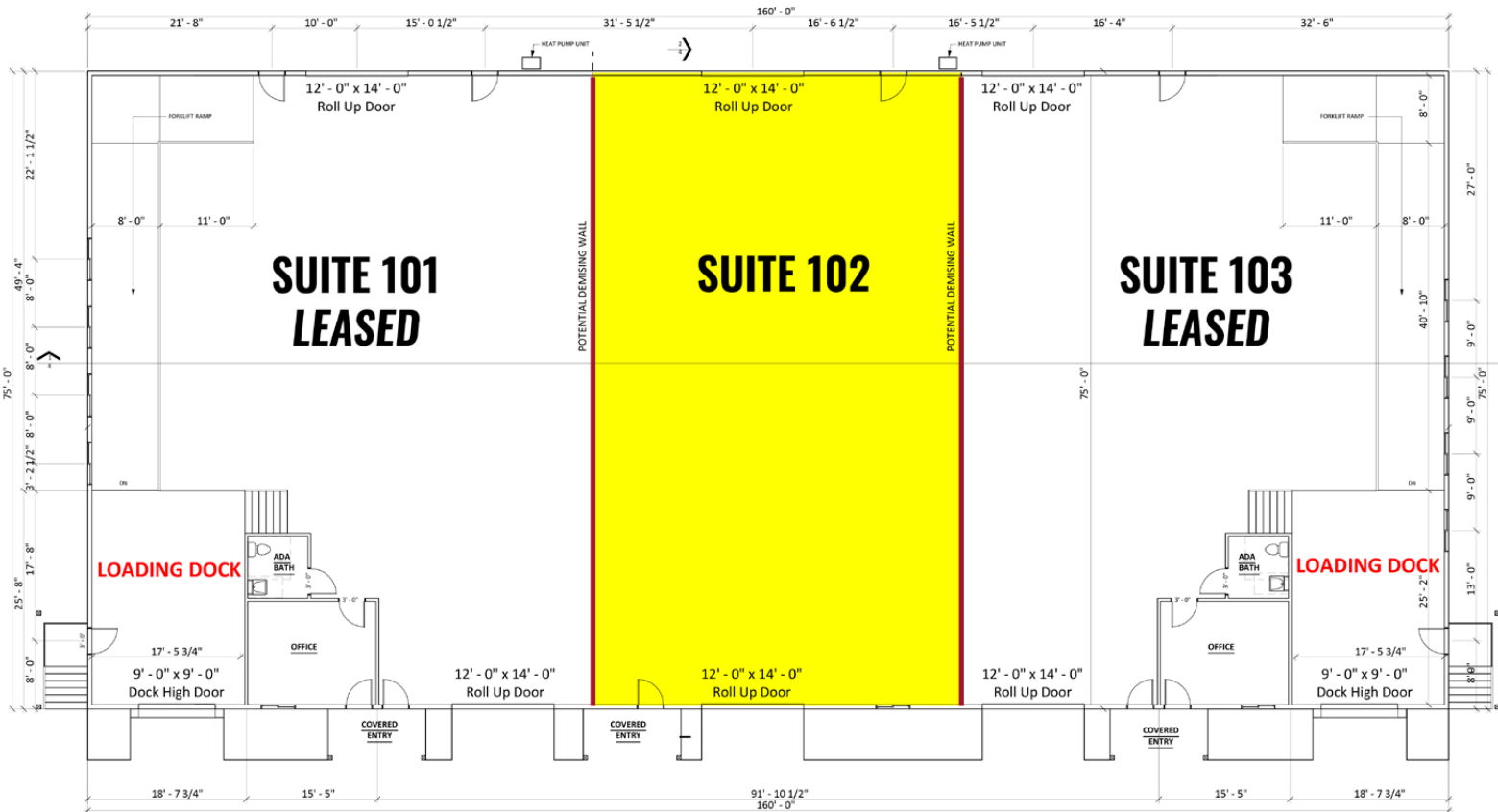
- Suite 102:** 3,075 SF
- Lease Rate:** \$0.65/SF/Mo. NNN*
- CAMs:** Est. at \$0.26/SF/Mo.
- Bldg. Size:** 12,000 SF
- Lot Size:** 3.24 Acres
- Year Built:** 2024
- Zoning:** Industrial (I)
- Parking:** Ample onsite spaces

**Landlord will add ADA bathroom and front office for a lease rate of \$0.85/SF/Mo. NNN*

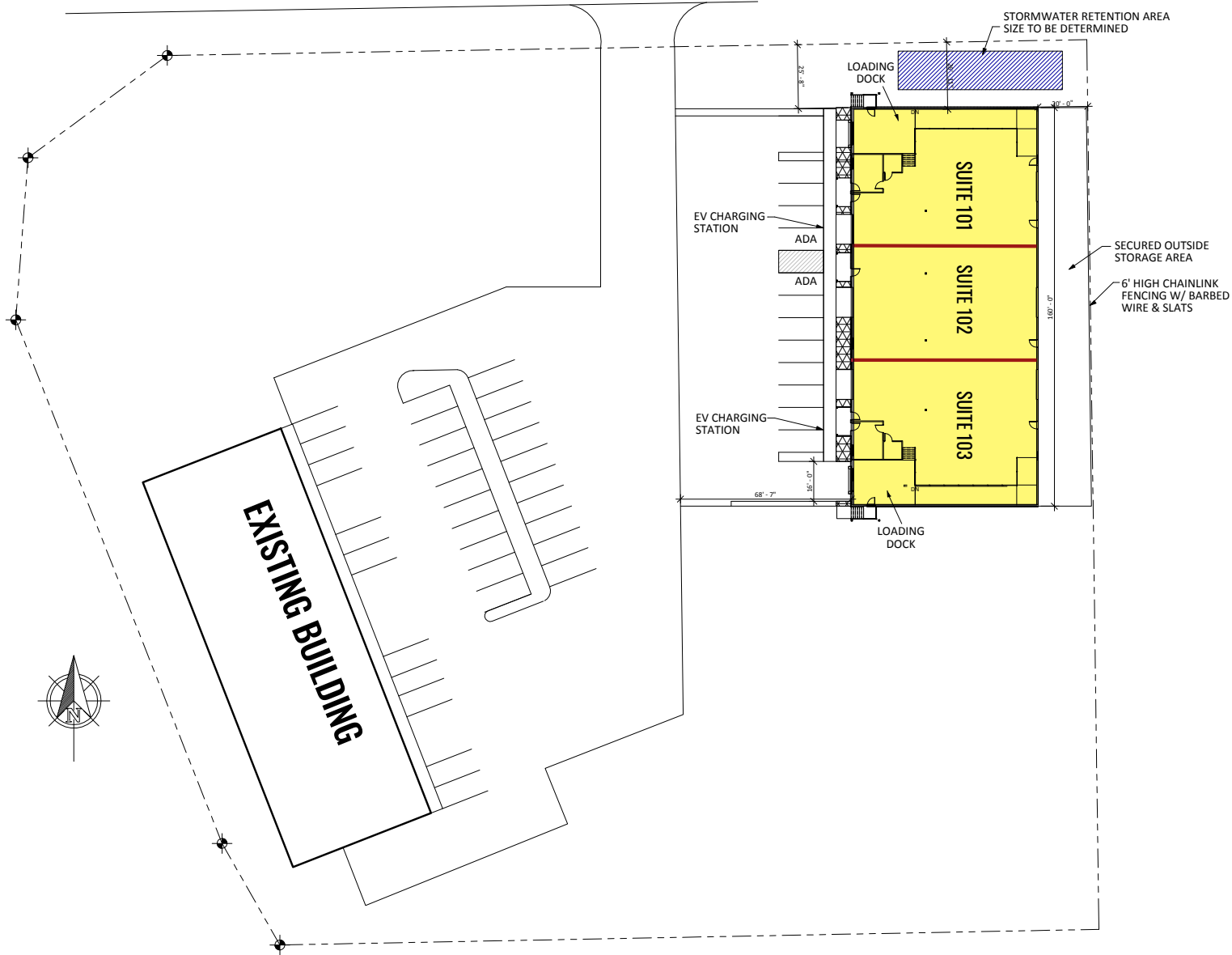
HIGHLIGHTS

- Climate controlled unit with mini splits
- Great Hwy 126 access and visibility
- Building has two 14' roll up doors
- Directly east of Madras airport
- Extra fenced storage on east side of building accessed through the interior roll up doors and through a sliding gate on the south end of the outside storage for additional drive in access
- 3 phase power
- Quality building located in an industrial business park near Bright Wood
- EV charger on site

FLOOR PLAN



INDUSTRIAL PARK SITE PLAN



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Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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