

**FOR LEASE**

**10,000 SF-11,600 SF**

**Stand-Alone Warehouse Buildings**  
2735 & 2739 High Desert Dr., Prineville, OR 97754

**RATE REDUCED**  
Was \$0.87/SF/Mo. MG



**LOCATED WITHIN THE BALDWIN ROAD INDUSTRIAL PARK**



2735 HIGH DESERT RD



2739 HIGH DESERT RD

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COMMERCIAL

**REAL ESTATE SERVICES**

**FOR LEASE**

**\$0.79/SF/MO. MG**

## Stand-Alone Warehouse Buildings

### PROPERTY DETAILS

**2735 High Desert Drive:** 11,600 SF  
**2739 High Desert Drive:** 10,000 SF  
**Lease Rate:** ~~\$0.87/SF/Mo. MG~~ \$0.79/SF/Mo. MG  
**CAMs:** Est. at \$100/Mo.  
**Lot Size:** 4 Acres  
**Zoning:** Industrial Park (IP)  
**Parking:** Ample

### HIGHLIGHTS

- **2735 High Desert Dr** - 10,000 SF warehouse with 4 roll-up doors and a 1,600 SF retail front
- **2739 High Desert Dr** - 10,000 SF warehouse with office & bathroom with 4 roll-up doors
- Both buildings demisable
- 6" Slab on grade
- 3 Phase Power
- 2 Acres extra land for parking and storage
- High Efficiency LED lighting
- Improved roundabout access off Hwy 26 via Tom McCall
- Located in the Baldwin Road Industrial Park
- Close access to Facebook & Apple Data Centers





2735 HIGH DESERT RD



2739 HIGH DESERT RD



2735 HIGH DESERT RD



2735 HIGH DESERT RD



2 AC  
ADDITIONAL  
LAND



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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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