

**FOR LEASE**

**10,800-25,808 SF | ~~\$0.95/SF/MO. NNN~~**

# Centrally Located Industrial Facility with Flexible Configurations

63245 NE Jamison St., Bend, OR 97703

**RATE REDUCED**  
Now \$0.75/SF/Mo. NNN or Best Offer!



**MIX OF LARGE WAREHOUSE SPACE, PRIVATE OFFICES, AND AMPLE PARKING**



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**FOR LEASE**

**\$0.75/SF/MO. NNN OBO**

## Centrally Located Industrial Facility with Flexible Configurations

### PROPERTY DETAILS

- Avail. Space:** 10,800-25,808 SF
- Lease Rate:** ~~\$0.95/SF/Mo. NNN~~  
*\$0.75/SF/Mo. NNN or Best Offer!*
- CAMs:** Est. at \$0.21/SF/Mo.
- Lot Size:** 2.55 AC
- Year Built:** 1995
- Zoning:** Mixed Employment (ME)
- Parking:** 50+ onsite spaces

### HIGHLIGHTS

- Flexible suite sizes, 10,800 SF to 25,808 SF
- Ability to lease full building or demised space
- Abundant onsite power
- Six 14 ft. grade level roll-up doors
- 20 ft. peak roof height
- 51 ft. column spacing
- High visibility location off Hwy 20
- Six private offices, reception area, break room



### OPPORTUNITY SUMMARY

Previously occupied by FedEx for over 30 years, this proven built-to-suit facility was designed to support high-volume distribution, sorting, and logistics operations. The building is now available for lease with flexible suite sizes from approximately 10,800 SF up to 25,808 SF, allowing tenants to lease the entire property or a demised portion to suit their operational needs.

**The asking rate has been reduced to \$0.75/SF/Mo. NNN or best offer**, creating a compelling opportunity for users to secure a high-quality building below prior pricing.

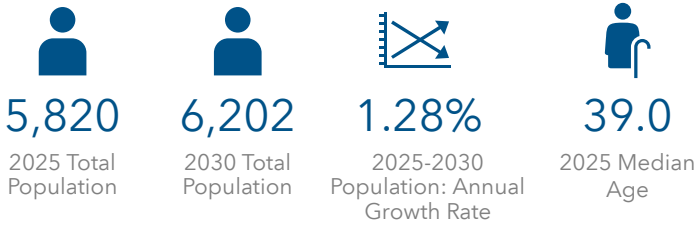
The 25,808 SF building sits on a 2.55 AC site and features a balanced mix of warehouse and office space, abundant power, and efficient circulation, making it well-suited for distribution, light industrial, and service-oriented users.

With its central Bend location, high visibility off Hwy 20, and flexible configuration options, this property offers both functionality and value for a wide range of tenants.

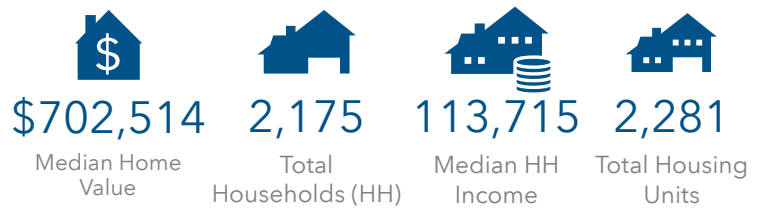


## DEMOGRAPHICS - 1-MILE RADIUS

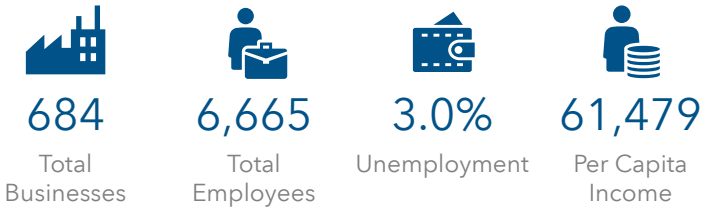
### POPULATION STATS



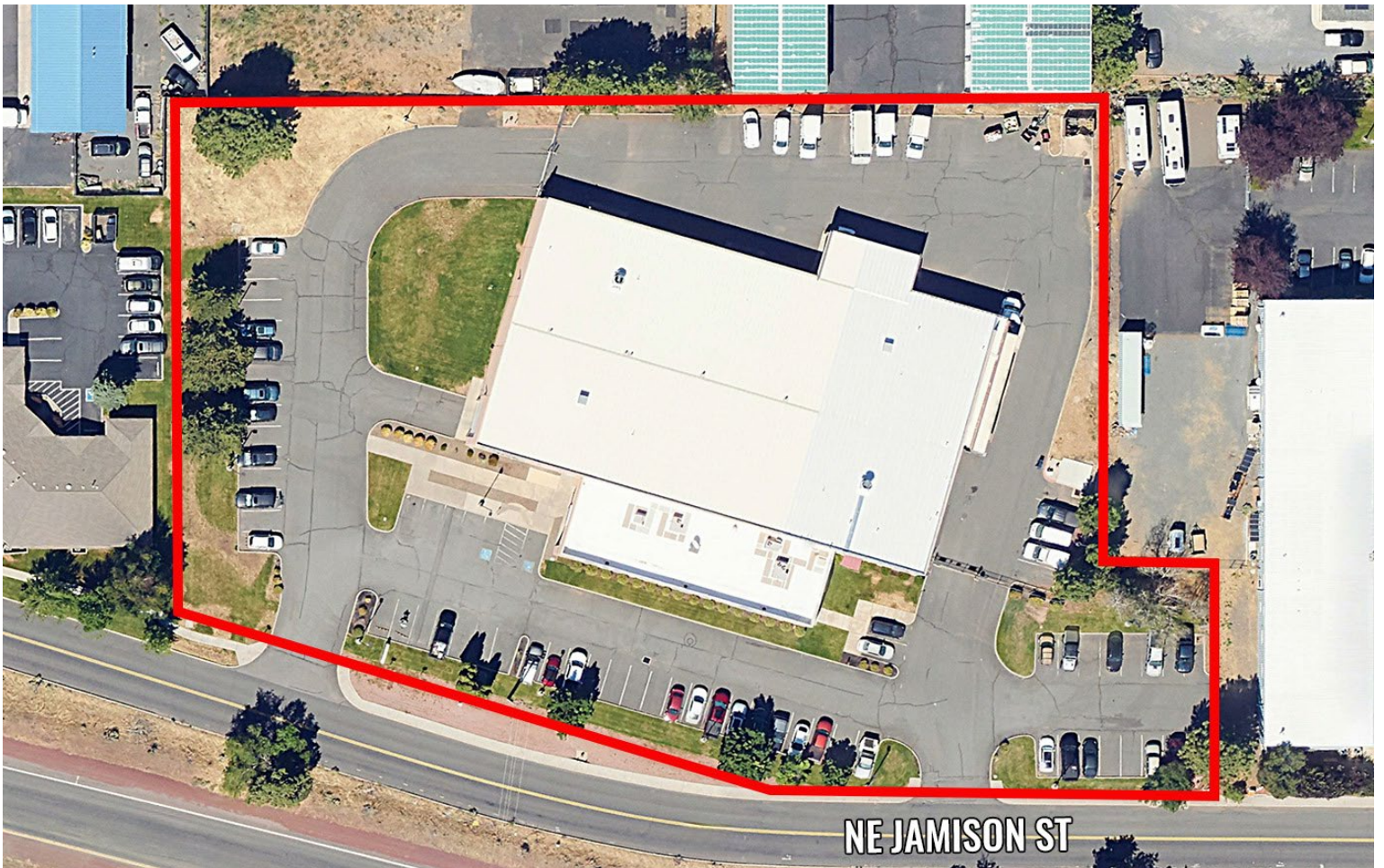
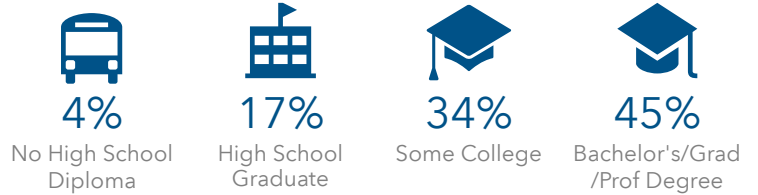
### 2025 HOUSING STATS



### 2025 BUSINESS STATS



### 2025 EDUCATION STATS



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