

FOR LEASE
INDUSTRIAL SUITES



DEERHOUND INDUSTRIAL COMPLEX WITH YARD

2121 SW Deerhound Avenue | Redmond OR



Progressive Rent Structure

Deerhound Industrial Complex – Industrial Suites for Lease

Begin your lease at a reduced rate with scheduled increases, easing into the space while preserving cash flow during your early months. Three modern industrial suites available for immediate occupancy. Each suite includes a private, fenced, and gated yard with convenient access throughout the complex.

Features:

- Lower Rent Up Front. Gradual Increases Over Time.
- Designed to help your business get up and running with lower initial costs.
- Heated warehouse with gas heat
- Office and mezzanine storage space
- Offices equipped with mini-split heating and cooling
- Roll-up doors at front and back for direct access to parking and yard
- Monument signage

Contact listing broker for more details or to schedule a showing.

LEASE RATE

\$0.95/SF/Mo + NNN \$0.27/SF/MO

- **SUITE 101: 5,432+/-RSF**
- **SUITE 105: 2,648+/-RSF**
- **SUITE 106: 5,359+/-RSF**
- **ZONED: M-1 (LIGHT INDUSTRIAL)**
- **FENCED & GATED YARD**
- **INGRESS/EGRESS THROUGH SUITE ACCESS TO YARD.**

Tom Tapia, CCIM, Principal Broker
tom@fratcommercial.com | C 541.390.2900

Brian Fratzke, CCIM, Principal
brian@fratcommercial.com | C 541.480.2526



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com

FOR LEASE REDMOND INDUSTRIAL



ADDITIONAL SUITE INFORMATION:

Suite 101: Office/Warehouse/Mezzanine & Restroom w/3,360+/-SF yard area fenced & gated. (5,432 +/- RSF)

Suite 105: Office/Warehouse/Mezzanine & Restroom w/1,680+/-SF yard area fenced & gated. (2,648 +/- RSF)

Suite 106: Two (2) Offices (lower and mezzanine), Two (2) Restrooms (lower and mezzanine), large Warehouse w/3,360 +/-SF yard area fenced & gated. (5,359 +/- RSF)



**TOM
TAPIA**
CCIM, PRINCIPAL
541.390-2900 [C]
TOM@FRATCOMMERCIAL.COM



**BRIAN
FRATZKE**
CCIM, PRINCIPAL
541.480.2526 [C]
BRIAN@FRATCOMMERCIAL.COM



With You Every Square Foot of the Way.

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.