

**FOR SALE: 2,165-8,765 SF | \$350/SF**



**COMPASS**   
COMMERCIAL **REAL ESTATE SERVICES**

**LIGHT INDUSTRIAL CONDOS IN PRIME BEND LOCATION**  
*Versatile Industrial Condos with High Visibility & Modern Design*



**FALCON INDUSTRIAL CONDOS | 20489 NE FUNNER PL | BEND, OR 97701**



## FALCON INDUSTRIAL CONDOS



### IL ZONING

Versatile spaces ideal for hobby shops, showrooms, and service businesses



### FLEXIBLE CONFIGURATIONS

Suites available separately or combined for larger users



### GREAT EXPOSURE

Excellent visibility from Boyd Acres Rd.



**SPACE AVAILABLE:  
2,165-8,765 SF  
\$350/SF**



### MODERN DESIGN

Newly built industrial condos with a roll up door, high ceilings and quality finishes



### CONVENIENT ACCESS

Quick connections to Empire Ave. and Hwy 97



### PROMINENT SIGNAGE

Monument and building signage available



### FINAL DELIVERY

Each unit is delivered with 400 amps of power and ADA restroom



### ADDITIONAL STORAGE

High-end storage units also available for sale in adjacent Building C

# FALCON INDUSTRIAL CONDOS



## BRAND-NEW LIGHT INDUSTRIAL CONDOS

Falcon Building B offers brand-new light industrial condos for sale in a prime Bend location. Each unit ranges from 2,165 to 2,200 SF and features a roll-up door, providing easy access for a variety of industrial and business uses. Designed for flexibility, suites can be combined to accommodate larger space needs, with a maximum contiguous space of 8,765 SF.

All units will be delivered with 400 amps of power and a fully built-out ADA-compliant restroom, making them move-in ready and functional for a wide range of users.

Positioned just off Boyd Acres Road, these modern condos provide excellent visibility and offer prominent monument and building signage to enhance business exposure. With quick access to Empire Avenue and Highway 97, this location ensures seamless connectivity to Bend's business community and major transportation routes.

These industrial condos present a rare opportunity for business owners to secure high-quality, long-term space in Bend's industrial market.

| PROPERTY   | Address         | 20489 NE Funner Pl, Bend, OR 97701     |          |             |
|------------|-----------------|--|----------|-------------|
|            | Parking         | 22 surface spaces, plus street parking |          |             |
|            | Zoning          | Light Industrial (IL)                  |          |             |
|            | Date Available  | Now                                    |          |             |
| BUILDING B | Unit 110        | 2,200 SF                               | \$350/SF | \$757,750   |
|            | Unit 120        | 2,200 SF                               | \$350/SF | \$770,000   |
|            | Unit 130        | 2,200 SF                               | \$350/SF | \$770,000   |
|            | Unit 140        | 2,165 SF                               | \$350/SF | \$770,000   |
|            | Total Available | 8,765 SF                               | \$350/SF | \$3,067,750 |

# LOCATION



**Lonza**



HIGH DESERT LN

**North Empire Storage**



LAYTON AVE

LOWER MEADOW DR

PLATEAU DR



BEND PARKWAY



BEAVER COACH SALES

BOYD AGRES RD



BRINSON BLVD



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## EXCLUSIVELY LISTED BY:

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