

FOR LEASE

100 SW Industrial Way | Bend, OR 97702



Property Summary

Lease Availability	3,265 SF
Lease Rate	\$2.95/SF/MO+NNN
NNN Rate	\$0.90/SF/MO
Lot Size	1.57 AC
Zoning	MU (Mixed Urban)

Prime Retail Opportunity at Bend's Iconic Crux Fermentation Project

Introducing a rare opportunity to establish your retail presence at one of Bend's most beloved destination venues.

This exceptional 3,265 SF retail space has become available as Crux relocates the brewing operations from its iconic Tasting Room to its 40,000 SF production facility in northeast Bend, while its popular tasting room and outdoor area remain.

The space offers the perfect blend of authentic character and strategic positioning to capture consistent traffic from Bend's active lifestyle community.

Join a destination that celebrates Bend's craft beer and active outdoor culture while building your retail presence in one of Central Oregon's most distinctive venues.



Walt Ramage, Partner
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Paul Evers
Licensed Oregon Broker
+1 541 390 4021
pevers@naicascade.com

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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Opportunity

Distinctive Features

- Large windows for excellent visibility
- 10' overhead door on north end
- Authentic industrial elements
- Ready for custom tenant improvements
- Ideal for active lifestyle retailers including adventure operators, outdoor and athletic gear and apparel and wellness products.

The Crux Advantage

Crux Fermentation Project is doubling down on its commitment to innovation and regional excellence as a foundational pillar of the Central Oregon craft scene. By aligning with one of the most iconic destinations in Bend, your brand joins a prestigious favorite of locals and tourists alike.

Crux's flagship locations offers:

- Established community gathering place with a revitalized campus that serves as the "living room" of Bend.
- Year-round attraction for locals and visitors.
- Authentic Bend experience.
- Leverage and expand existing customer base that values quality, craft and community.
- Co-market with one of Bend's recognized brands.



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Campus Highlights

May 2026 Campus Enhancements

The upcoming revitalization of the Crux campus, scheduled for completion in May, builds upon its reputation as a premier regional destination. These improvements modernize the property to better serve a diverse demographic, including families, tourists, and nearby professionals. By expanding amenities and refining the site's layout, the campus strengthens its appeal as a versatile hub for both the local community and the regional beverage industry.

Modernized Outdoor Commons: Upgrades to the lawn area include architectural shade structures, integrated fire pits, and expanded seating to improve the daily experience.

Expanded Culinary Offerings: The addition of new food carts diversifies the on-site dining options, providing high-quality, convenient food choices for all guests.

Increased Site Accessibility: A significant expansion of the parking area ensures the campus comfortably supports a higher volume of traffic and growing visitor numbers.

Functional Social Zones: The redesigned layout features dedicated activity areas and gathering spaces, increasing the property's utility as a multi-use social and business destination.

Visionary Site Improvements: New ownership is executing a cohesive strategy to enhance property aesthetics and infrastructure, securing the campus's position as a central hub in the Central Oregon craft culture.



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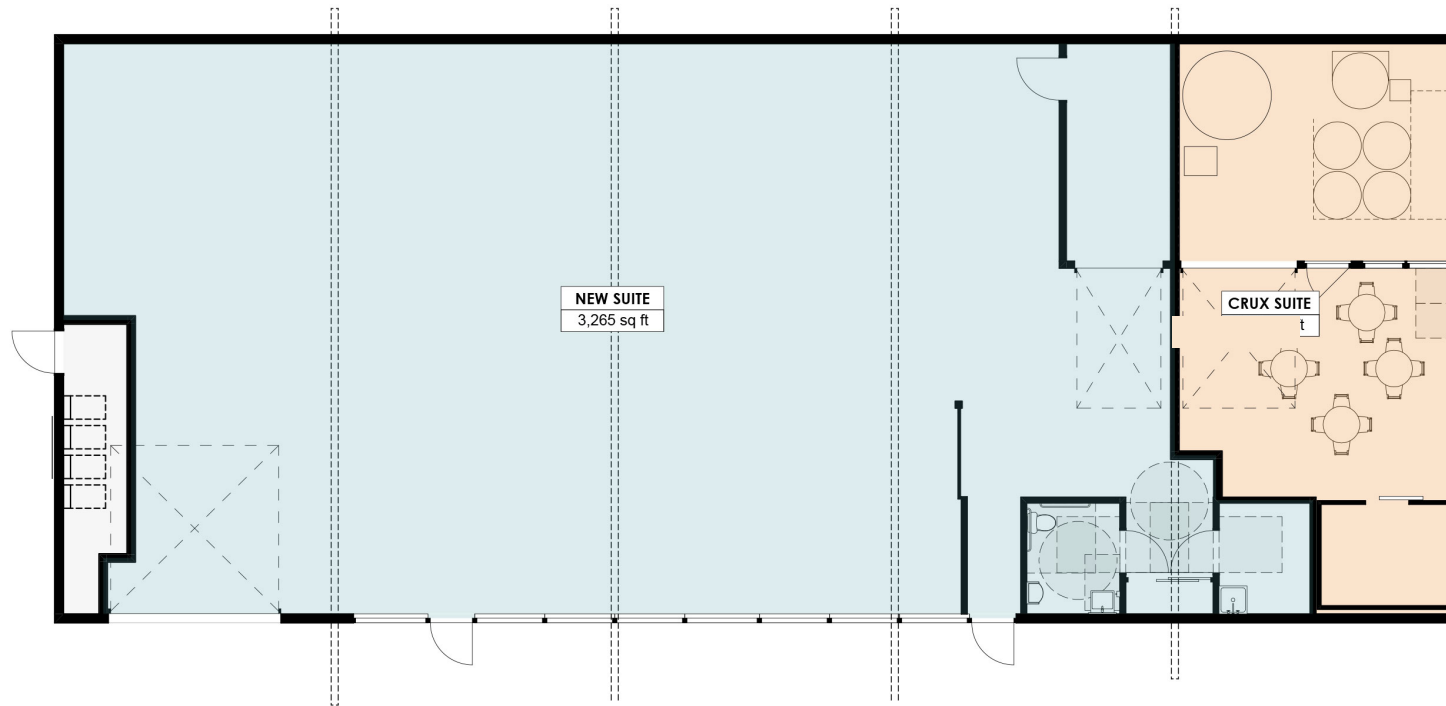
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Floor Plan



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Nearby Development

Timber Yards Master Plan

Timber Yards is a multi-phase urban development in Bend, Oregon, bounded by SW Industrial Way, SW Scalehouse Loop and SW Sisemore Street. The design updates larger standalone blocks into an integrated layout of multi-family buildings, community spaces, and commercial amenities.

Residential Mix

The development provides a dense market-rate housing mix across multiple sectors. Plans include:

- A 6-story building featuring **250 apartments** and **16,000 sq ft of ground-floor retail**
- 11 4-story buildings yielding **500 total units**
- A 5-story residential complex- **250 units**
- A 4-story, **120,000 sq ft office and cafe hub**

Hospitality & Civic Space

- A 5-story building featuring a **126-key hotel**
- **20,000 sq ft of retail and civic space** at the western edge of the property

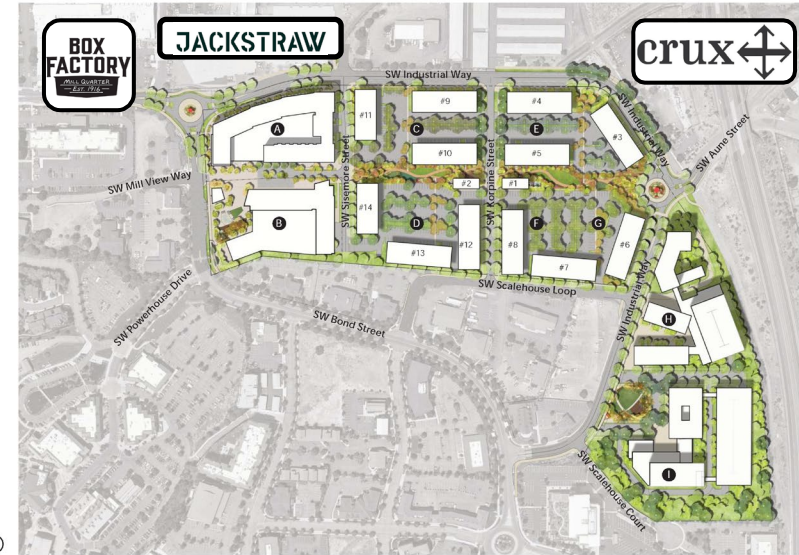
Community Amenities

- Two standalone **3,000 sq ft amenity buildings** are positioned directly within the residential blocks.
- A central open lawn, a natural play area, a dog park, and a private pool/spa area.
- Semi-private fire pits, private barbecue areas, and scattered concrete benches and natural seat rocks.
- A multi-modal east-west path connects a pedestrian crossing on SW Industrial Way and an anchoring traffic roundabout.

UPDATED MASTERPLAN

SITE SUMMARY

- A 6F Mixed Use Market Rate Apartments (250 Units, 16,000 SF Retail)
- B 5F Hotel + Commercial/Civic (126 Keys, 20,000 SF Retail/ Civic)
- C 4F Market Rate Apartments (121 DU) Buildings 9-11 (43 DU Each)
- D 4F Market Rate Apartments (121 DU) Buildings 12-13 (43 DU Each) Building 14 (35 DU) Amenity Building 2 (3,000 SF)
- E 4F Market Rate Apartments (129 DU) Buildings 3-5 (43 DU Each)
- F 4F Market Rate Apartments (129 DU) Buildings 6-8 (43 DU Each) Amenity Building 1 (3,000 SF)
- H 5F Market Rate Apartments (250 DU)
- I 4F Office & Cafe (120,000 SF, 5,000 SF Cafe)



Renderings are of similar master planned projects. Plans subject to change.



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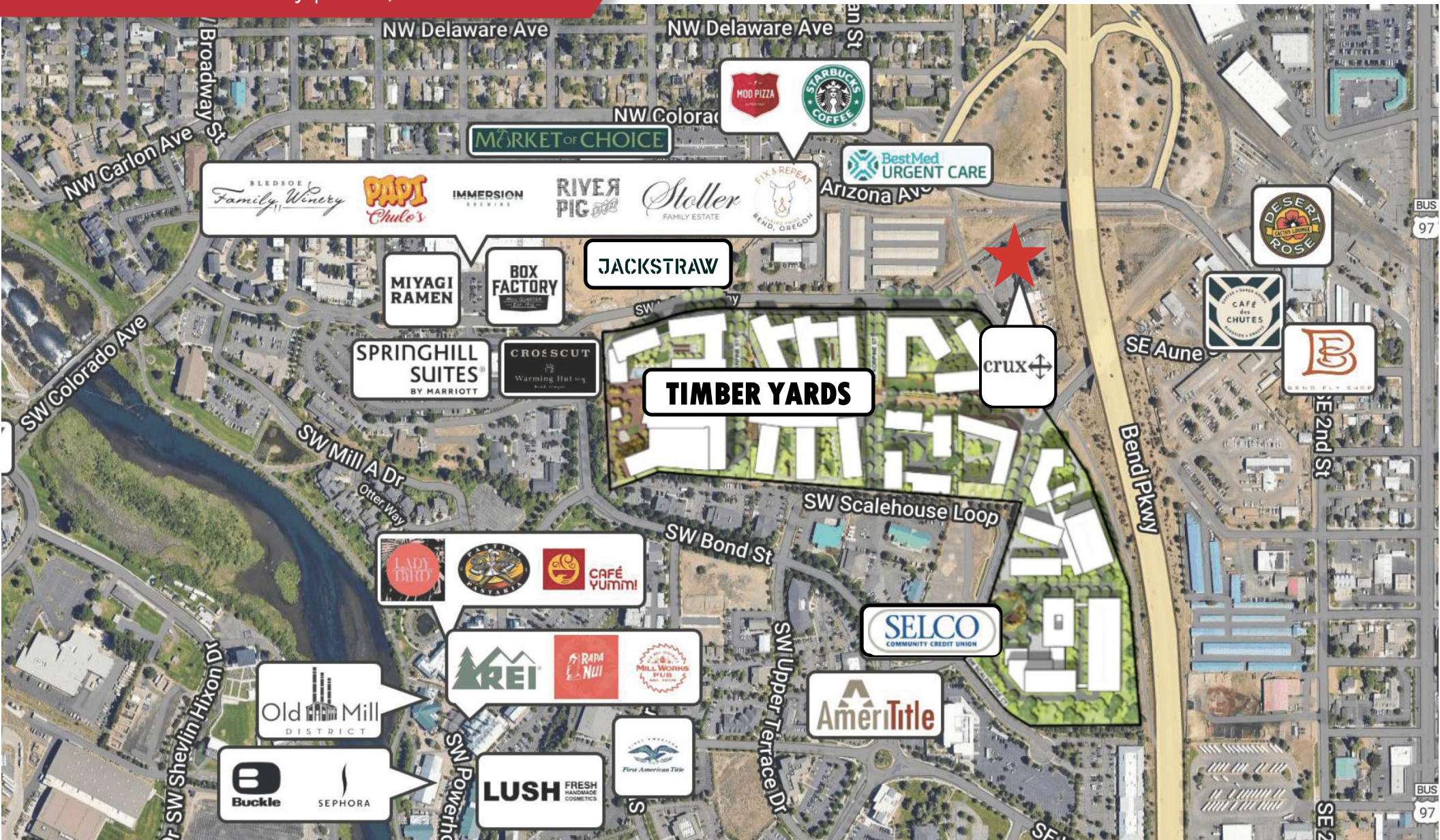
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Trade Area Map



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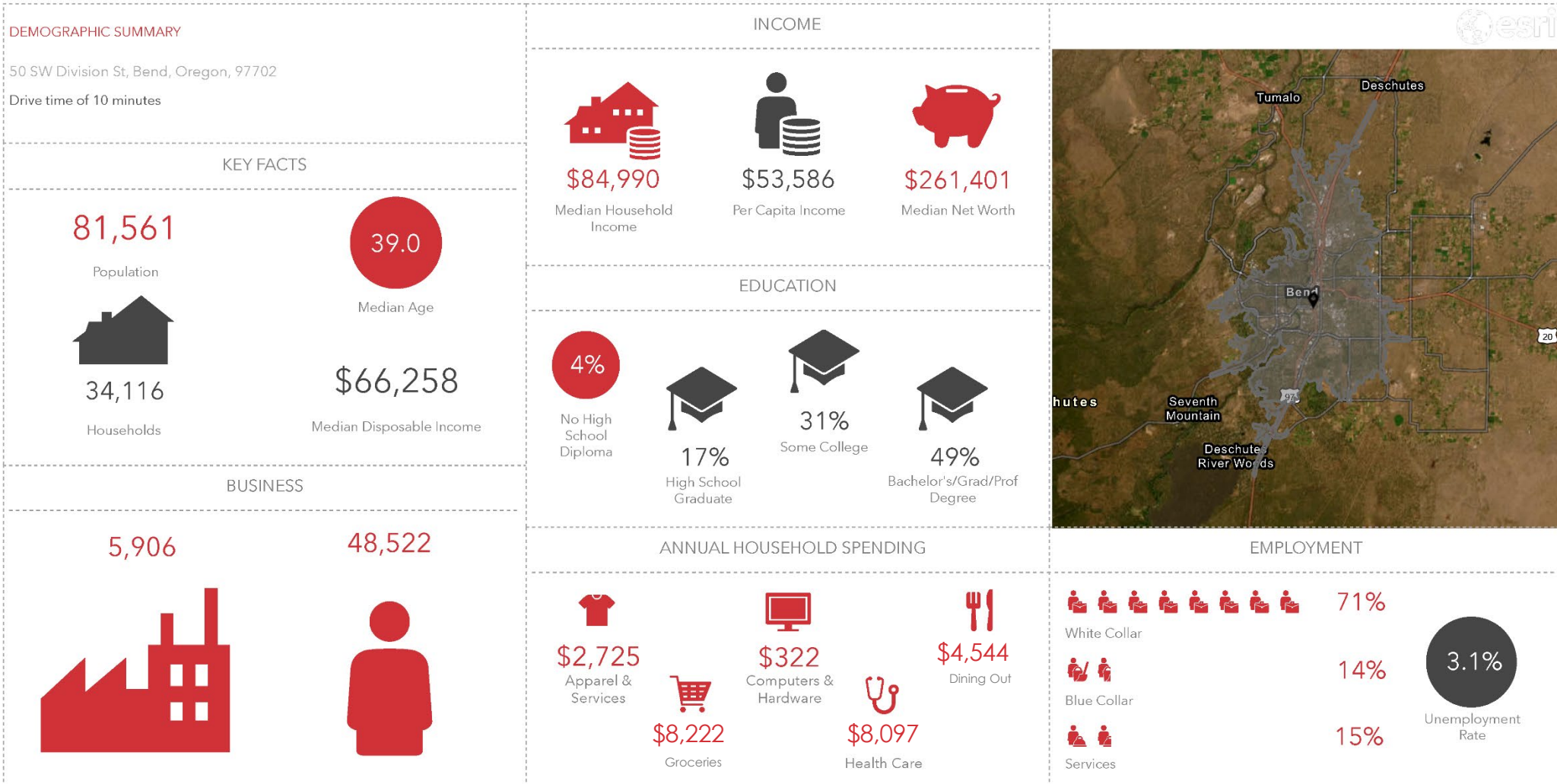
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Demographic Summary



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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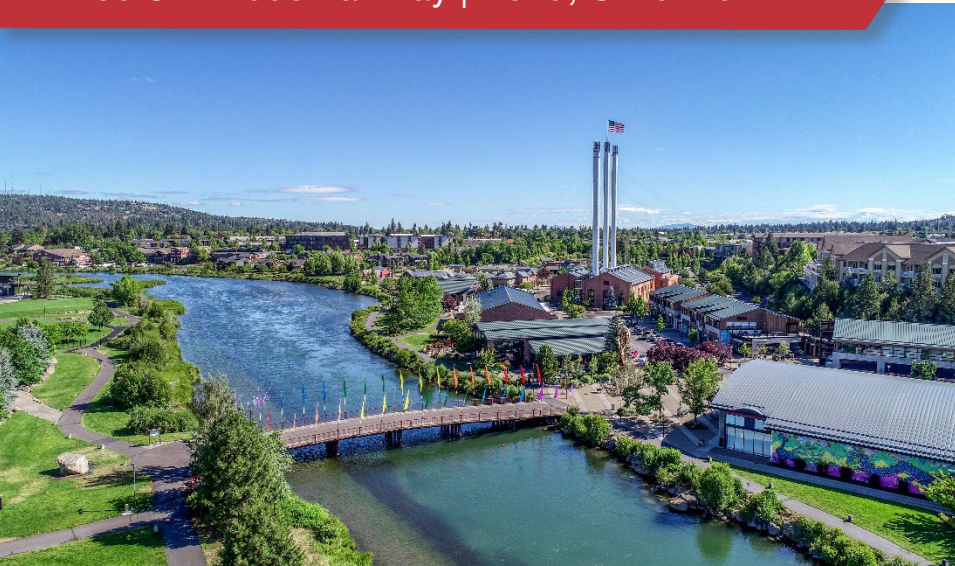
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Bend, OR



Location

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

Lifestyle

Bend has a deserved reputation for attracting lifestyle migrants- urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small-town atmosphere and 'feels' smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits. Bend's beer brewing industry and restaurant scene is also a draw for tourists and locals

Economy

Economically, Bend started as a logging town but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital. Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy. Source: EDCO (Economic Development of Central Oregon)

edcoinfo.com/communities



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