

CENTRAL OREGON INDUSTRIAL SUITE FOR LEASE



675 NE HEMLOCK, SUITE 113, REDMOND, OREGON

HIGH CEILING, ROLL UP DOORS, STORAGE YARD

Well Located, Easy Access, Modern 2064 Square Foot Suite



ALIGNED COMMERCIAL
REAL ESTATE

QUALITY MIXED-USE INDUSTRIAL UNIT

UNIT DETAILS

Lease Rate: ~~\$1.20 per SF~~ **Now \$1.00 per SF**

NNN Expenses: \$0.32 per SF

Unit Size: 2064 Square Feet

Storage Yard Size: Approx. 800 SF

Year Built: 2007

Zoning: Industrial (M2)

PROPERTY HIGHLIGHTS

High Ceilings: Approx. 22 Feet at Peak

Office / Lobby Area Approximately 250 SF

Roll Up Doors on Each End

Fenced Yard with Circular Drive Access

Three Phase, 208v Power

Assigned and Shared Off-Street Parking

LOCATED TWO BLOCKS FROM HWY 97

PROPERTY HIGHLIGHTS

675 NE Hemlock and its twin building, 555 NE Hemlock form a 16-unit industrial business park in Redmond, Oregon. Each suite is a commercial property condominium with the various owners and an owners association responsible for the maintenance and upkeep of the building exteriors. As the result of this ownership composition, this property is an attractive location for tenants and owner-operators alike.

This buildings were constructed in 2007 and are home to a variety of businesses. An HVAC contractor, roofing company, commercial lift sales office and warehouse, micro-brewery, dog daycare business, and high-end building supply company are among those that operate here. Its proximity to all Central Oregon cities make it a sought-after location for sales, service, and distribution operations alike.

Consider these highlights:

- > **Professional industrial business-park setting**
- > **HOA provides exterior maintenance and landscaping**
- > **Upscale/modern design exteriors with dedicated parking**
- > **Individually owned units that showcase pride of ownership**
- > **Circular drive with easy outside storage access**
- > **Higher ceiling drive-thru bay design, with 14' high doors**
- > **Great business mix, with owner and tenant-occupied units**
- > **Ideally located for clients and employees alike, about two blocks east of Hwy. 97 and one mile north of Hwy. 26.**

ADDITIONAL PHOTOS



AREA BUSINESSES



Central Oregon—and Redmond in particular—is home to many of the country’s leading manufacturing businesses, service companies, beverage production corporations, and award-winning schools.

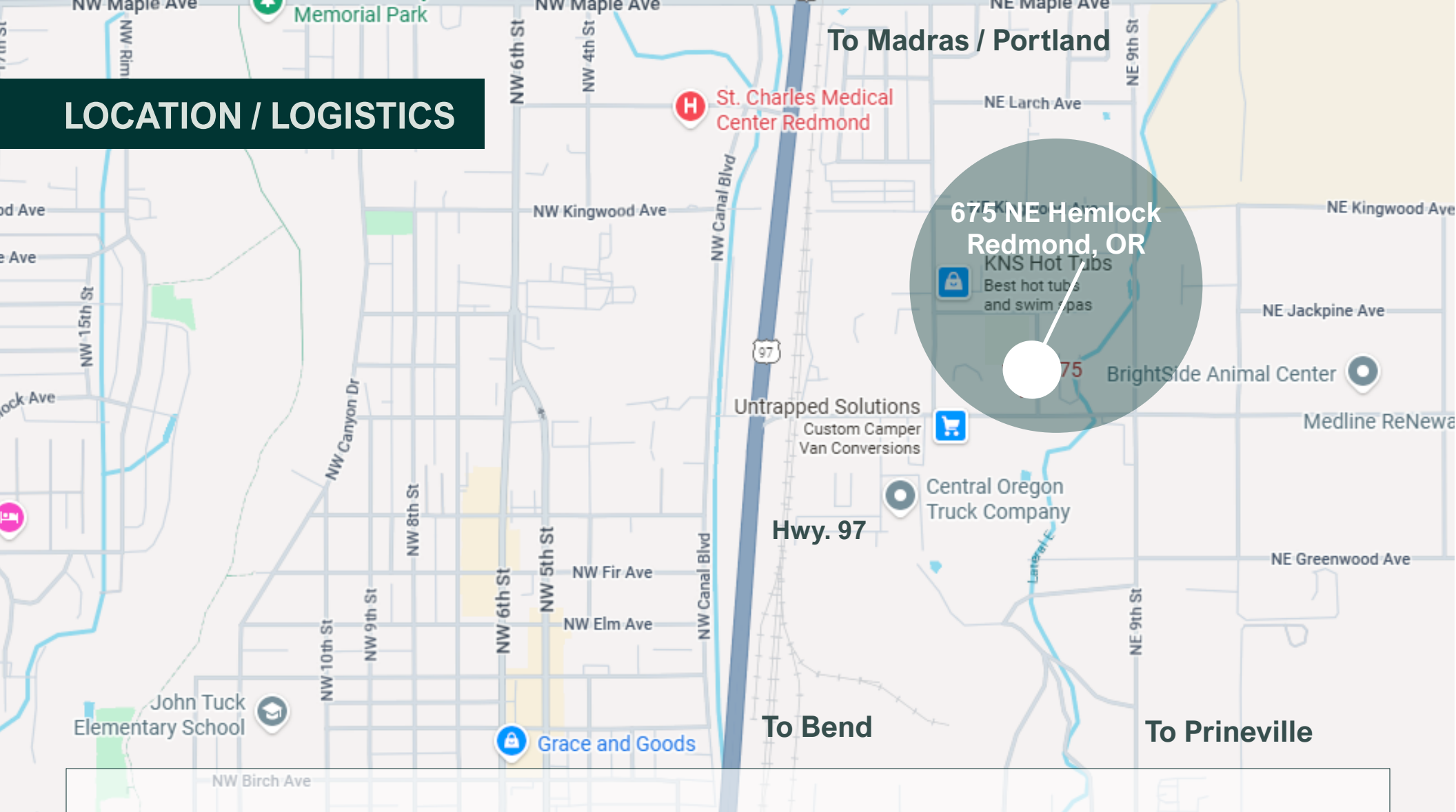
Redmond is home to the high-tech manufacturer, BasX, Oregon’s fastest growing company from 2013 to 2015. BasX manufactures clean air handling systems for data centers. PCC Shlosser, one of the world’s leading aircraft technology and manufacturing businesses is also in Redmond. And serving the entire region from Redmond are countless trucking and delivery companies

In addition, the Central Oregon Community College Redmond Campus and the regional commercial airport with direct jet service to many major cities are based in Redmond, as well as many state, county and city government agencies.

Other businesses include:

- > St. Charles Medical Center and Hospital
- > Big box retailers Super Wal-Mart, Lowes, Home Depot, Ross, and more
- > Tech manufacturing companies such as Medline Renewal
- > Redmond Proficiency Academy and Central Christian School, both award-winning schools
- > Many national and regional trucking companies including Central Oregon Trucking
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy

LOCATION / LOGISTICS



675 NE Hemlock is located just off of Highway 97 and about one mile from Hwy. 26, two of Oregon's main highways. Madras is 25 miles north of Redmond, and Bend is 20 miles to the south. It is 2.5 hours from Portland, 3.5 hours from Salem, five hours from Seattle, and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Madras and Central Oregon.

Approximately 1.5 million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. Approximately four million tourists visit this region each year.

This property is very well located to serve local clients and employees alike, with housing and other benefits nearby.

COMMUNITY INSIGHTS



With a population of approximately 40,000 in a region with over 200,000 residents, Redmond is the second largest city in Central Oregon. Spectacularly nestled at the base of the Cascade Range, ribboned by the Deschutes and Crooked Rivers, and close to stunning Smith Rock State Park (above), Redmond is an outdoor recreation and high quality-of-life wonderland.

Redmond is home to some of the fastest growing businesses in Oregon. It is known as The Hub of Central Oregon, given that the regional commercial airport is here, it is close to all of the various communities in the region, and it is located at the junction of two major highways.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities.

Nearby Bend, Sisters, Prineville and Madras host a wide variety of businesses, with each community featuring highly regarded employers in all commerce sectors. Businesses, employees, and retirees from across the country and beyond seek to be here. This place is growing and flourishing!



**COMMERCE-FRIENDLY
CITY GOVERNMENT**



**NEARLY 4,000,000
TOURISTS A YEAR**



**ONE OF THE FASTEST
GROWING US TOWNS**



**DOZENS OF REGIONAL
MICROBREWERIES**



**MANY CHARTER/PRIVATE
SCHOOL OPTIONS**



**OVER 200 DAYS OF
SUNSHINE A YEAR**

PROUDLY OFFERED BY



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT