

FOR SALE

2739 High Desert Dr., Prineville, OR 97754



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Terry O'Neil
Broker
Cell 541.408.1202
toneil@compasscommercial.com



Robert Raimondi, CCIM
Broker
Cell 541.771.2020
rraimondi@compasscommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES

FOR SALE

31,600 SF | \$4,500,000

**Prime Owner-User Industrial
Opportunity Near Data Centers**
2739 High Desert Dr., Prineville, OR 97754



LOCATED WITHIN THE BALDWIN ROAD INDUSTRIAL PARK



Terry O'Neil, Broker | Robert Raimondi, CCIM
600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.CompassCommercial.com

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PROPERTY DETAILS

Avail. Space: 31,600 SF
Sale Price: \$4,500,000
Price/SF: \$142.41
Lot Size: 4 Acres
Zoning: Industrial Park (IP)
Year Built: 2002
Parking: Ample

HIGHLIGHTS

- **2731 High Desert Dr** - 10,000 SF warehouse leased to Rosendin Electric
- **2735 High Desert Dr** - 11,600 SF vacant warehouse with 4 roll-up doors and retail front
- **2739 High Desert Dr** - 10,000 SF vacant warehouse with office & bathroom, 4 roll-up doors
- Excellent truck access
- 14' roll-up doors
- 3 Phase Power
- Additional 2 acres to develop or additional yard space
- High Efficiency newer LED lighting
- Excellent Hwy 126 visibility
- Close access to Facebook & Apple Data Centers
- 2735 & 2739 buildings also available for lease at \$0.79/SF/Mo. MG

