

**FOR LEASE**

**4,000 SF | \$1.05/SF/MO. NNN**

**Large Open Warehouse in SE Bend**

**44 SE Bridgeford Blvd, Ste. 120, Bend, OR 97702**



**CONVENIENTLY LOCATED IN SE BEND INDUSTRIAL PARK**



**Luke Ross, Broker | Terry O'Neil, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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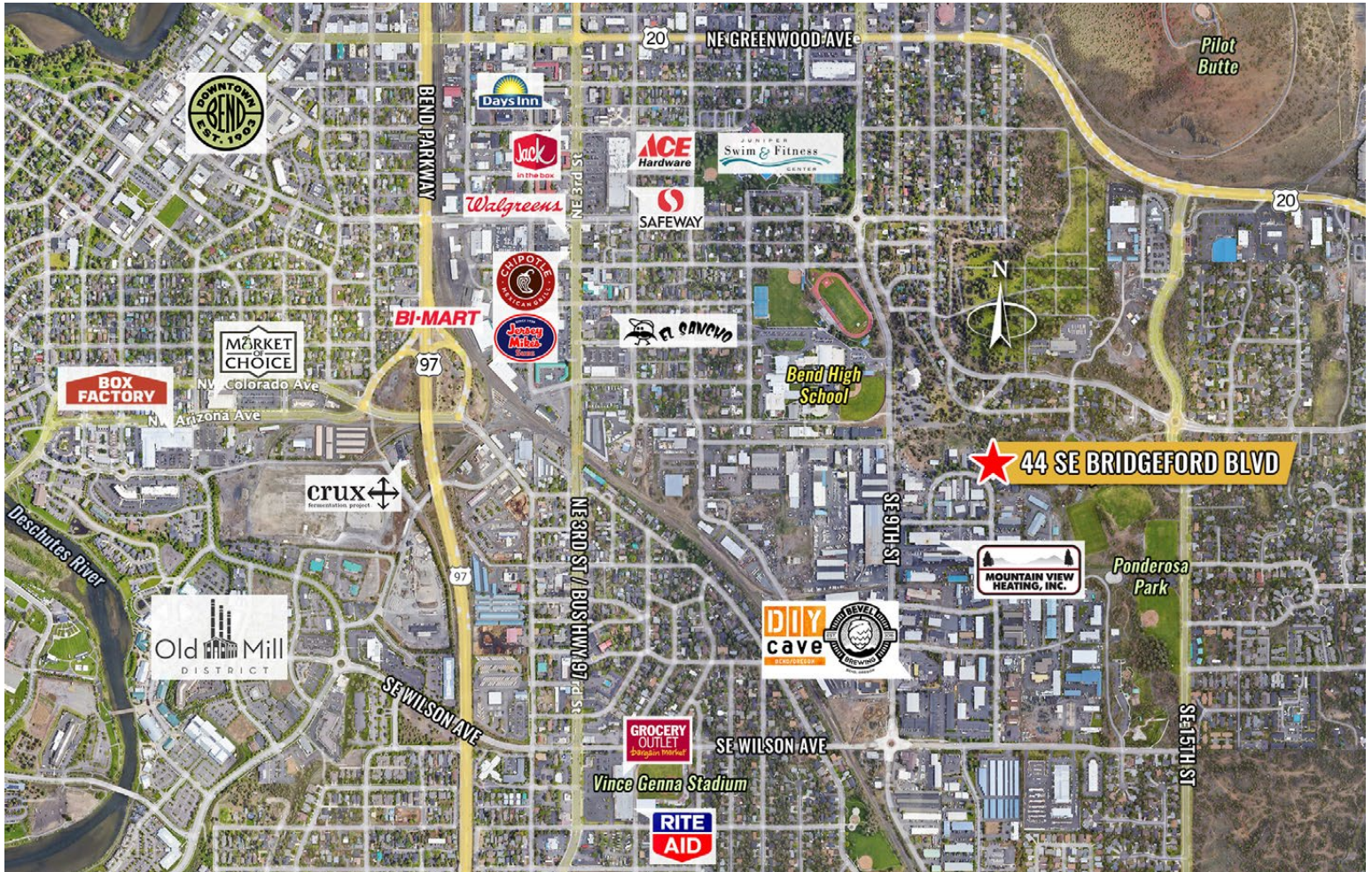
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### PROPERTY DETAILS

**Suite 120:** 4,000 SF  
**Lease Rate:** \$1.05/SF/Mo. NNN  
**CAMs:** Est. at \$0.31/SF/Mo.  
**Bldg. Size:** 12,000 SF  
**Zoning:** General Industrial (IG)  
**Parking:** Ample onsite and street parking

### HIGHLIGHTS

- Large open warehouse with office and restroom
- Three 14' roll up doors
- Additional parking on backside of building
- Light auto uses acceptable
- Conveniently located in SE Bend Industrial park



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



**Luke Ross**  
Broker  
Cell 541.480.6144  
lross@compasscommercial.com



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

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