

FOR SALE

62958 Layton Ave | Bend, OR 97701

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering Summary

OFFERING PRICE	\$5,999,000
BUILDING SIZE	21,885 SF
LOT SIZE	1.23 AC
YEAR BUILT	2004
UNITS	Six
ZONING	IL (Light Industrial)

Rare Owner-User Industrial Manufacturing Facility, Built for Growth

Meticulously maintained and purpose-built for advanced manufacturing and industrial operations, this exceptional facility offers far more than traditional flex space. Designed with functionality, efficiency, and adaptability in mind, the building features robust utility infrastructure, extensive power capacity, distributed HVAC, generous clear heights, and a highly flexible floor plan capable of accommodating a wide range of manufacturing, fabrication, technology, and assembly uses.

Abundant natural light, well-appointed office space, multiple conference rooms and break areas, extensive mezzanine storage, and mountain views create an environment that supports both production and administrative operations. Combined with pull-through truck access, multiple oversized roll-up doors, this is a rare opportunity to acquire an industrial manufacturing facility with administrative operations all under one roof and ready for immediate occupancy.



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Sydney Schewe
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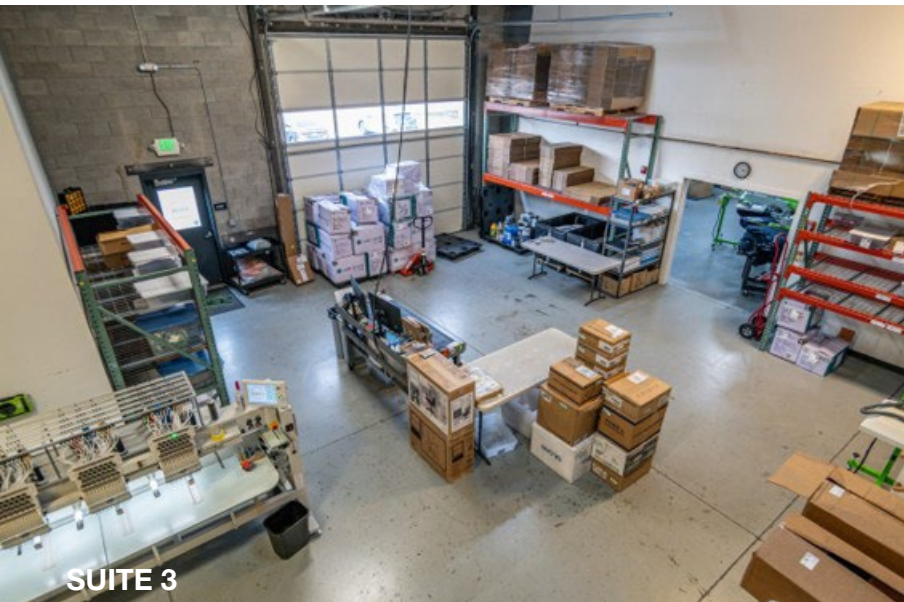
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Property Highlights



SUITE 2.5



SUITE 3

Manufacturing-Ready Facility

- Purpose-built for manufacturing
- 18-foot clear-span in all suites
- Flexible warehouse layout with non-structural demising walls that can be removed to create larger contiguous production areas.
- Existing framed pass-through openings between warehouse bays simplify reconfiguration.
- 6-inch reinforced concrete slab (buyer to verify).

Exceptional Utility Infrastructure

- 208V and 480V three-phase power available.
- 1,200 amps of 208V three-phase power distributed throughout the building.
- 225-amp, 480V service via step-up transformer.
- Multiple electrical panels throughout for efficient equipment placement.
- Significant natural gas infrastructure with high-pressure service suitable for machinery with substantial gas demand.

Functional Industrial Features

- Five oversized roll-up doors:
 - (1) 20' x 14' with electric opener
 - (1) 12' x 14' with electric opener
 - (2) 14' x 14' glazed doors
 - (1) 12' x 14' glazed door
- Pull-through truck access for efficient loading and circulation.
- Ceiling fans in multiple warehouse bays.
- Epoxy flooring in select warehouse areas.



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Property Highlights



SUITE 4



SUITE 5

Comfortable & Efficient Work Environment

- Fully distributed heating and air conditioning throughout the entire building.
- HVAC systems maintained on a routine service schedule.
- Newer LED lighting throughout much of the warehouse provides excellent illumination for precision work.
- Abundant natural light throughout most of the building.
- Dedicated cooled server/data room.

Office & Employee Amenities

- Multiple conference rooms.
- Four break rooms with kitchenettes.
- Extensive mezzanine storage with stair access; portions have previously accommodated office cubicles (not included in building square footage).
- Private rear patio and outdoor yard area.
- Cascade Mountain and Smith Rock views from several offices.

Well-Maintained Property

- Standing-seam roof professionally inspected and serviced with no exposed field fasteners.
- Roll-up doors recently serviced and inspected.
- Parking lot sealed approximately three years ago.
- Gutters professionally cleaned.
- Underground landscape irrigation system in good working order.
- High-security mailbox installed in 2026.
- No known deferred maintenance beyond routine storm drain cleaning.



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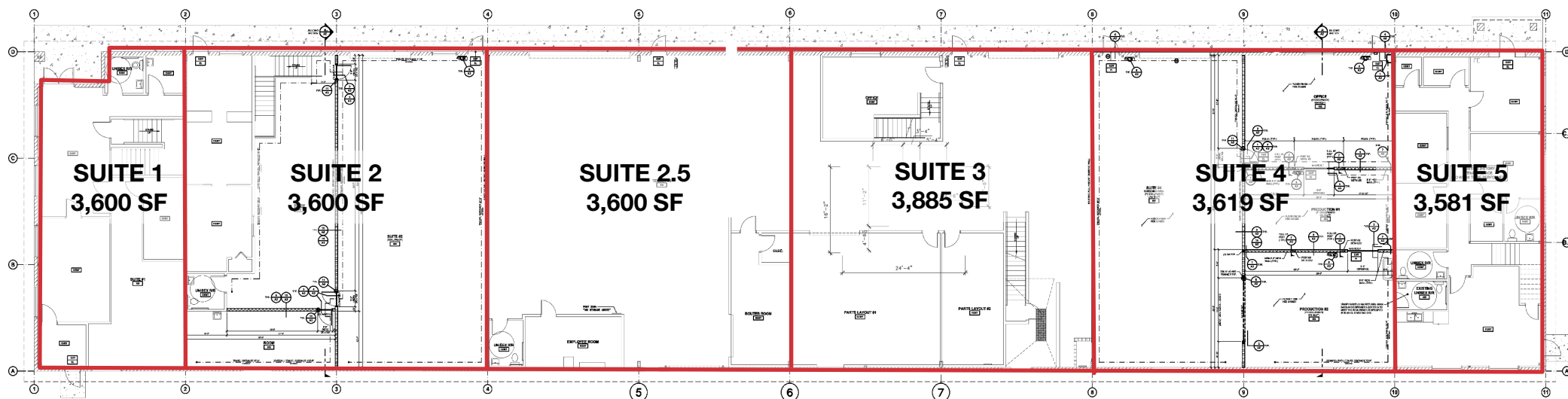
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Floor Plan & Suite Highlights



SUITE 1

First floor:

Two large spaces that could be shared workspace

2-ton ductless AC

4-ton gas split system

5-ton S/S (AC only)

Second floor:

Six private offices

4-ton gas split system

SUITE 2

1.5-ton gas split system

5-ton gas split system

12x14 roll-up electric open

Office/conference room

SUITE 2.5

(2) 5-ton gas split system

20x14 roll-up electric open

12x14 roll-up

Large ceiling fans

SUITE 3

4-ton gas split system

5-ton gas split system

14x14 roll-up

First floor & mezzanine office

SUITE 4

5-ton gas split system

(located in Suite 3)

5-ton gas split system

14x14 roll-up

SUITE 5

First floor:

Three private offices

3-ton gas split system

Second floor:

Five private offices

3-ton gas split system



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Interior Photos



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Exterior Photos



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Zoning



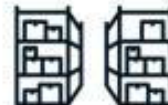
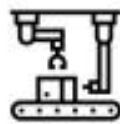
Light Industrial (IL)

The Industrial Districts are intended to accommodate a range of light and heavy industrial land uses. They are intended to segregate incompatible industrial developments from the other districts, while providing a high-quality environment for businesses and employees. They provide for efficient use of land and public facilities and services, provide transportation options for employees and customers, located businesses close to major employment centers and ensure compatibility between industrial uses and nearby commercial and residential areas.

The IL zone is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets.

Outright permitted uses include:

- Light manufacturing and repair with incidental sales associated
- Research and development facilities
- Wholesale warehousing, storage and distribution
- Food and beverage processing and packing
- Vehicle, equipment and boat repair, storage, service
- Medical and dental laboratories and veterinary clinics
- Equipment rental and repair services
- Corporate headquarters when co-located with a permitted or conditional use



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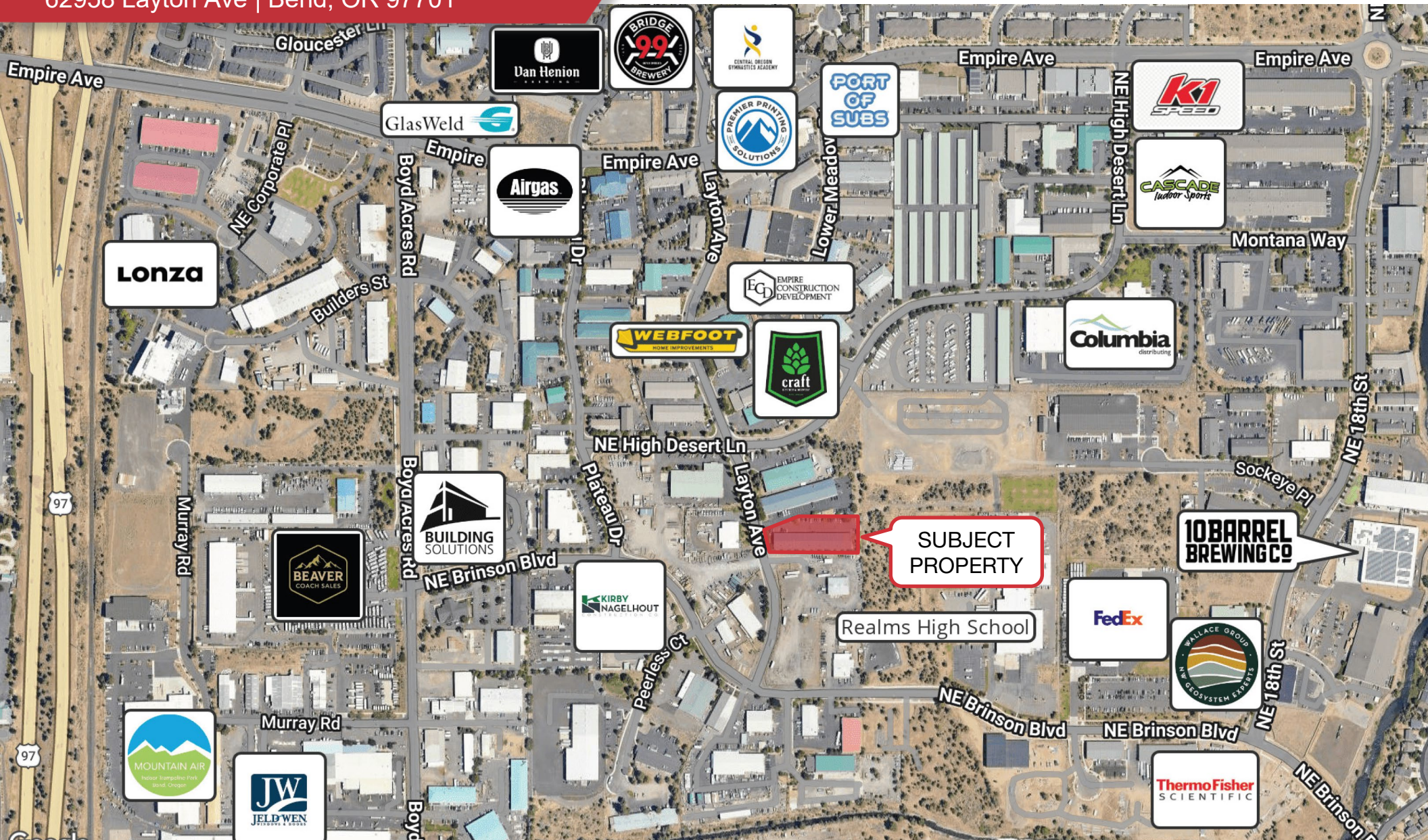
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Trade Area Map



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Broker & Brokerage



Walt Ramage, Partner/Principal Broker

Broker specializing in investment sales, and development (horizontal and vertical).

Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I've been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners."



Sydney Schewe, Broker

Broker specializing portfolio leasing and business development.

Sydney is a Licensed Broker, supporting NAI Cascade's managed leasing portfolio while expanding her commercial brokerage practice.

She holds a degree in Urban and Regional Planning with a minor in Business from Michigan State University, providing a strong foundation in land use, development, and market analysis.

Prior to joining NAI Cascade, Sydney worked as a Multi-Family Investment & Marketing Intern with NAI Wisinski of West Michigan, where she gained experience in commercial real estate research, marketing, and investment analysis.

Her connection to a fellow NAI affiliate strengthens our ties to the broader NAI Global network, which includes more than 325 offices in 65 countries and over 5,800 real estate professionals worldwide.



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