

INDUSTRIAL OWNER-USER OPPORTUNITY

FOR SALE | ~~\$3,159,750~~ \$2,872,500 | 11,490 SF



PRICE REDUCED
Was \$275/SF

km Kidder Mathews

COMPASS COMMERCIAL

REAL ESTATE SERVICES

20680 CARMEN LOOP | BEND, OREGON 97702



CARMEN LOOP INDUSTRIAL

INDUSTRIAL OWNER-USER OPPORTUNITY

The offering consists of an 11,490 square foot standalone industrial building situated on 0.50 acres in Bend's American Loop Industrial Park. The property features a flexible layout with two open warehouse areas, multiple grade-level roll-up doors, and a well-appointed ±3,509 SF two-story office component with modern finishes, conference space, and kitchenette. The configuration supports potential demising into multiple suites, allowing an owner-user to occupy a portion while leasing additional space for income.

The building is leased through September 30, 2026 (call listing broker for details), providing near-term income with future owner-user or repositioning potential. With convenient access to SE Reed Market Road, the property offers strong connectivity to U.S. 97, the Bend Airport, and surrounding east-side industrial districts.

The combination of warehouse and office space supports a range of industrial and service users, with on-site parking to accommodate employees and operations.

The adjacent property at 20676 Carmen Loop (14,200 SF) on 0.82 acre is also available for sale at \$3,550,000, offering a potential opportunity to expand into a multi-building industrial campus.

PROPERTY SUMMARY	Address	20680 Carmen Loop, Bend, OR 97702
	Sale Price	\$3,159,750 (\$275/SF) \$2,872,500 (\$250/SF)
	Tax Lot	181209AC01900
	Building Size	11,490 SF
	Lot Size	0.50 acres
	Year Built	2005
	Zoning	Light Industrial (IL)
	Power	120/208V 3-phase multi-meter service with six 200-amp main breakers*
Features	2 open warehouses with 4 roll-up doors, offices and restrooms; ±3,509 SF 2-story modern office area with nicely built out offices, conference room, kitchenette, restrooms and glass roll-up door	

*Buyer must verify all electrical specifications for accuracy.

BUILDING HIGHLIGHTS



OWNER-USER WITH INCOME POTENTIAL

Ability to occupy a portion and lease remaining space



FLEXIBLE DEMISING

Configured for multiple suites with potential for further division



EXPANSION POTENTIAL

Adjacent building also available for purchase



INCOME IN PLACE

Fully leased to a single tenant through September 30, 2026 (call broker for details)



MODERN OFFICE

Two-story office with conference room and kitchenette



MULTIPLE GRADE DOORS

Large warehouse with five roll-up doors



HEAVY 3-PHASE POWER

120/208V service with step-down transformers



STRONG ACCESS

Easy connectivity to SE Reed Market Road and U.S. 97



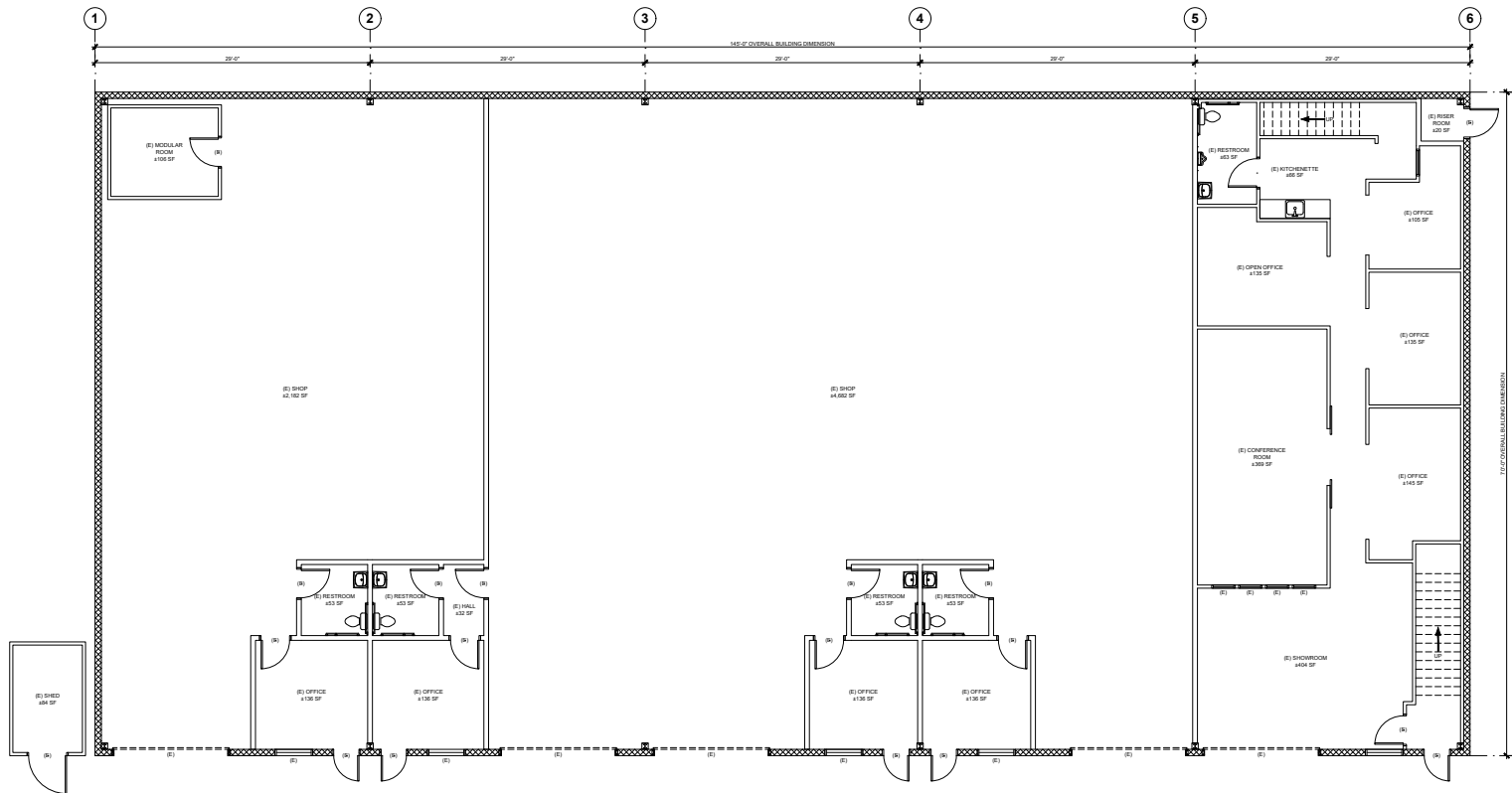
20680 CARMEN LP PHOTOS



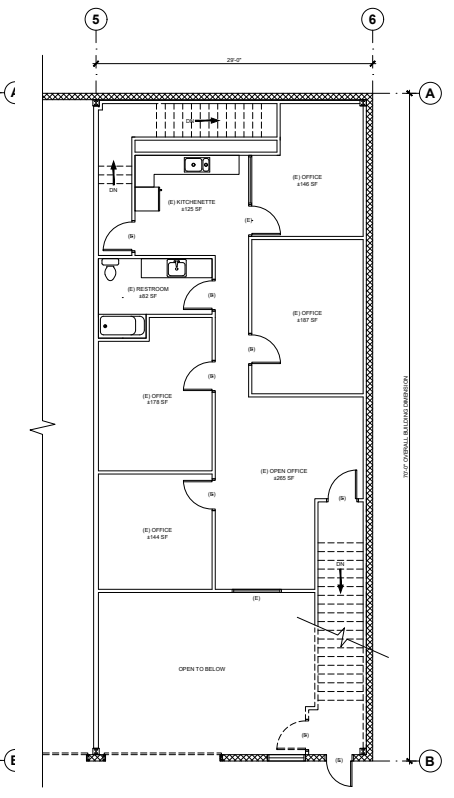
20680 CARMEN LP FLOOR PLAN

Floor plan is approximate

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION





EXCLUSIVELY LISTED BY:

20680 CARMEN LOOP | BEND, OREGON 97702



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Scott Murphy, SIOR
Broker
Cell 503.221.2287
smurphy@kidder.com



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