



REDMOND INDUSTRIAL CENTER

New Construction Warehouse/Distribution/Manufacturing Facility for Lease

2020 SW Deerhound Avenue, Redmond, Oregon

Lease Offering Memorandum

DISCLAIMER

This document provides general information to prospective purchasers. The information herein may not be completely accurate. Aligned Commercial makes no warranty or representation related to income or expenses of the property, size and construction of the building, the lack or presence of environmentally dangerous materials, or compliance with jurisdictional requirements and regulations.

The information contained here has been obtained from sources we believe to be reliable, however Aligned Commercial has not verified, and will not verify, any of the information contained herein. Nor has Aligned Commercial conducted any investigations regarding these matters and makes no warranty or representations whatsoever regarding the accuracy or completeness of the information provided.

All potential tenants must take it upon themselves to verify all of the information included herein.



Rendering of building presently under construction, to be completed in September, 2026

REDMOND INDUSTRIAL CENTER | Offering Summary



Offering Summary

Asking Lease Rate ----- \$1.70 per Square Foot/per Mo.

Total Building Size ----- 47,000 +/- Square Feet

Building Completion Date ----- Sept., 2026

Property Lot Size ----- 2.95 acres +/-

Estimated NNN ----- \$0.28 per Square Foot/per Mo.

of Covered Dock Highs ----- Two

Demisable Space ----- From 15,000 +/- to 47,000 SF

Tenant Improvement Allowance ----- Negotiable



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REDMOND INDUSTRIAL CENTER

**Cover: Central Oregon's one-of-a-kind 47,000 square foot building
Above: Clear span ceiling, two dock highs and multiple at grade doors
Previous page: Ideally located ~1/2 mile from Hwy 97 and regional airport**



Building/Property Overview

REDMOND INDUSTRIAL CENTER

Covered deck dock highs suitable for 53' trailers

REDMOND INDUSTRIAL CENTER | Building Overview



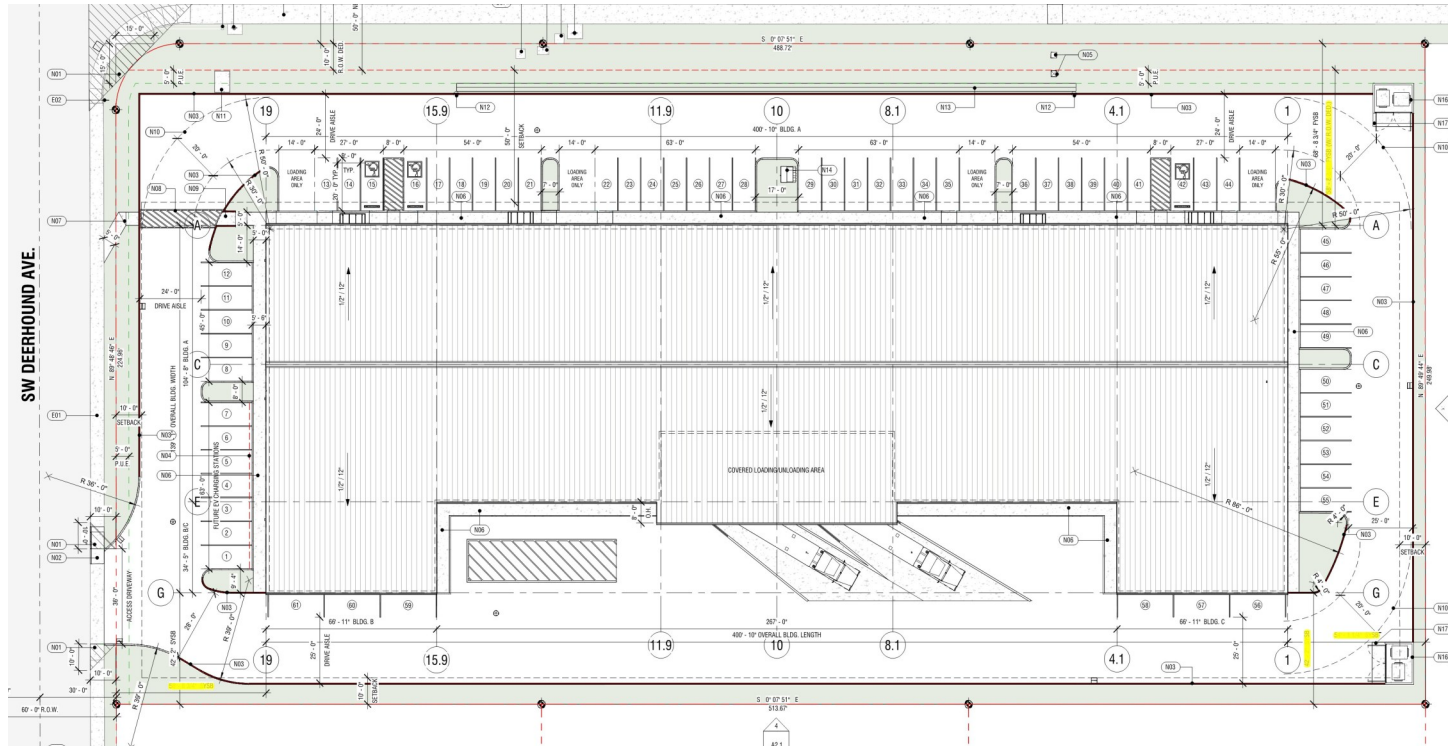
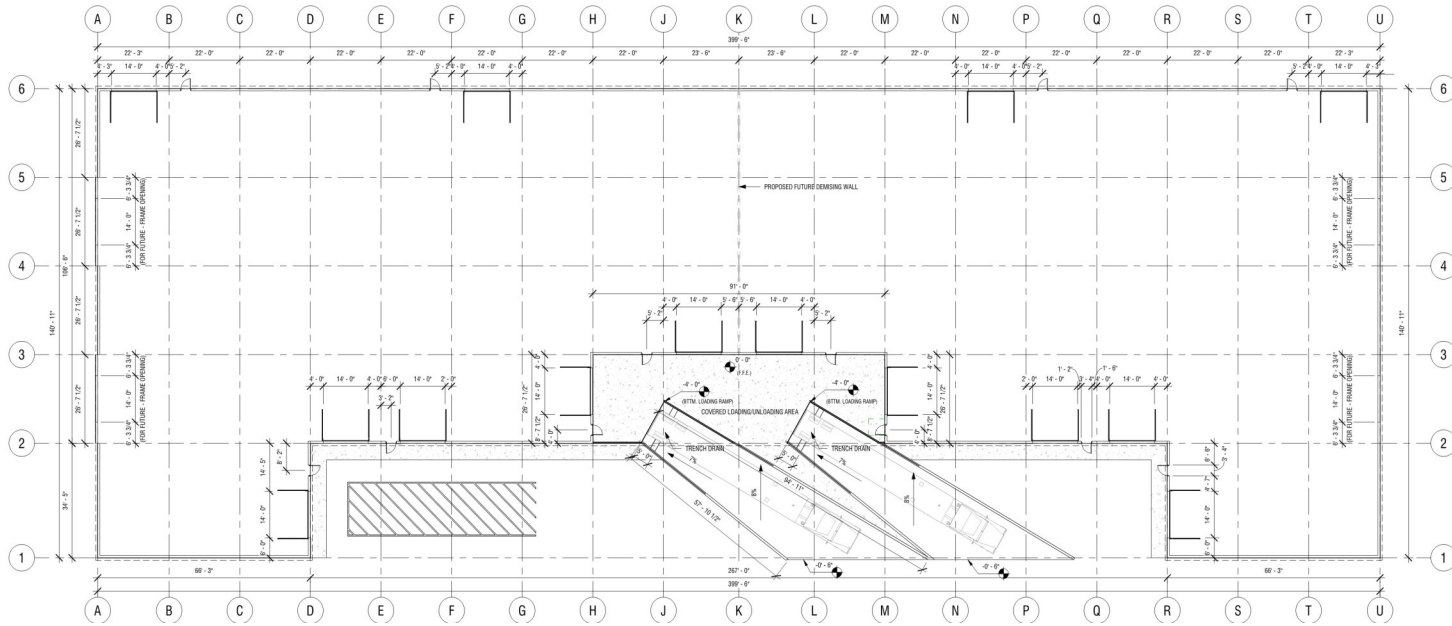
Redmond Industrial Center is a brand new 47,000 +/- square foot building located less than a mile from the busiest state highway east of I-5 in Oregon. A major thoroughfare from the Washington to California, Highway 97 is host to millions of tourists and hundreds of thousands of shipments each year. In addition, The facility is located 1.5 miles from the regional commercial airport and about two miles from Hwy. 126, one of the busiest east-west highways in Oregon.

And, there is more. With saw-tooth covered dock high loading bays, multiple 14-foot high roll up doors, a 20-foot high clear span ceiling, full fire suppression sprinkler system, complete circular parking flow, and negotiable user-specific improvements, this property is one of a kind in Central Oregon, perfect for distribution, manufacturing, warehousing and a wide variety of other commercial applications.

Redmond Industrial Center Highlights

- >Stout steel frame building with 20' high clear span ceiling
- >Units from 15,000 +/- to 47,000 +/- square feet are available
- >Two easy-access covered deck dock high suitable for 53' trailers
- >Multiple 14' level roll up doors on all sides of the building
- >Available for occupancy in September, 2026
- >Tenant improvements/custom finishes are negotiable
- >Redmond, Oregon, is an award-winning community with commerce-friendly government agencies. Redmond is home to the regional commercial airport, numerous national-reach businesses, and BasX, one of the country's leading 21st-century tech manufacturing corporations.

REDMOND INDUSTRIAL CENTER | Building Plan and Site Plan





**Location/
Logistics**

REDMOND INDUSTRIAL CENTER

Mt. Hood from Hwy. 20 in Central Oregon

REDMOND INDUSTRIAL CENTER | Location and Logistics

Hwy. 97, which is about a one-minute drive from Redmond Industrial Center, is the second most traveled north-south highway of Oregon and Washington, second only to Interstate 5. This structure is the only commercial/industrial building of its size and nature that is this close to this thoroughfare.

With over 270,000 residents and a tourism count of nearly 4,000,000 visitors a year, Central Oregon is the largest MSA east of Oregon's Cascade Mountains. Here, commerce is met with a high-quality employee pool. This location is ideal for transportation and employee hiring and retention, as it is literally in the center of Central Oregon's industrial and population hub.

Bend is 15 miles to the south and greater Portland is 2.5 hours to the northwest. The property is about three hours from Salem, five hours from Seattle, and eight hours to the Bay Area. Truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon.

Approximately two 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. The airport is undergoing a \$180,000,000 terminal expansion in part to allow more frequent flights on larger aircraft.



BasX/AAON's 200,000 sf production facility along Hwy 97, 1/2 mile from Redmond Industrial Center

REDMOND INDUSTRIAL CENTER | Location Map





**About the
Owner and Builder**

REDMOND INDUSTRIAL CENTER

Well designed and well-built 47,000 square foot building

REDMOND INDUSTRIAL CENTER | Owner and Builder



About the Owner

Redmond Industrial Center is owned by Grace Delight of Oregon, LLC, whose members John and Rebecca Asplund purchased the property in 2019 to build a service facility for their successful RV sales and service business. When approached by a buyer to sell their RV company, the Asplund's chose to sell but retained ownership of this property with their LLC. Utilizing renowned local and national architects and designers the team created this highly functional and ideally located facility.

About the Builder

JB STEEL® is one of the longest-run, family-owned, construction companies in the Pacific Northwest. It has created the culture and resources to serve its client base over the past 50 years. Following in their father's footsteps, the sons have continued the tradition of providing quality construction services and have gone above and beyond by diversifying into secondary and complementary business markets to provide exceptional larger commercial facilities for clients throughout the western U.S.



**Community
Information**

REDMOND INDUSTRIAL CENTER

Smith Rock State Park, just north of Redmond

REDMOND INDUSTRIAL CENTER | Redmond, Bend, and Central Oregon



The Old Mill District and the Deschutes River, in Bend

Redmond, Bend, and Central Oregon: An Entrepreneurial Mecca

The mountains magnetize business owners, second home buyers, and tourists from around the world. The recreation opportunities galvanize millions a year into action, to come visit or move to Central Oregon. The friendly people and community-first culture seal the deal. People flock to this slice of heaven on earth because it is an epicenter of awe. Hiking, fishing, biking, boating, golfing, skiing, and more—including more sunny days than any other major population center in the immediate Pacific Northwest—are all available.

What does this mean for businesses here? The answer lies in examples of what has expanded, relocated, started up, and been built in Central Oregon. Amazon just completed a 84,000 square-foot distribution center two miles from the property. Once a startup, Humm Kombucha now with its present international distribution and corporate ownership, has facilities around the region. St. Charles is the largest medical provider east of the Cascades. And BasX, the fastest growing business in Oregon for many years, has its 200,000 square-foot headquarters just around the corner.

REDMOND INDUSTRIAL CENTER | Demographics

Radius	Five Miles	Ten Miles	Twenty Miles
Population			
2020 Census Population	38,379	55,717	132,255
2025 Estimated Population	39,427	57,281	134,859
2030 Population Projection	40,498	58,924	138,316
Annual Growth 2020-2025	0.5%	0.6%	0.4%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Households			
2020 Households	14,793	21,621	53,705
2025 Households	15,145	22,195	54,493
2030 Households	15,562	22,852	55,887
Annual Growth 2020-2025	2.8%	2.5%	2.5%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Avg. Household Size	2.6	2.5	2.4
Avg. Percent of Homes Owner Occupied	70.01%	75.18%	65.83%
Household Income Percentage of Population			
< \$25,000	11.84	10.67	11.83
\$25,000-50,000	12.10	12.05	11.76
\$50,000-75,000	15.16	13.03	12.73
\$75,000-100,000	16.07	14.65	12.59
\$100,000-125,000	12.51	12.93	12.73
\$125,000-150,000	13.85	13.02	10.60
\$150,000-200,000	8.97	10.76	11.18
\$200,000 +	9.50	12.89	16.59
Avg. Household Income	\$107,776	\$117,983	\$124,789
Median Household Income	\$91,957	\$99,318	\$102,152



Easy access to Hwy. 97

REDMOND INDUSTRIAL CENTER

State-of-the-Art Warehouse/Distribution/Manufacturing Facility for Lease

2020 SW Deerhound Avenue, Redmond, Oregon

Contact Information

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