

FOR SALE

100% NET LEASED INDUSTRIAL PARK

## HIGH DESERT INDUSTRIAL PARK

2561 NE 4th Street | Bend, Oregon



Offering at \$42,000,000

- Brand New Construction
- 7 buildings totaling 128,037 +/- SF
  - » Pre-engineered steel buildings with CMU block base & poured slab foundation
  - » Suites occupied between 3,344 to 13,388 +/- SF
  - » 100% Leased
- Excellent visibility & access to Bend Parkway/Highway 97 north and south bound

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**With You Every Square Foot of the Way.**

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- 1. PROPERTY OVERVIEW**
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## PROPERTY OVERVIEW

Construction began on High Desert Industrial Park in 2018 and is the newest Class A Industrial Campus in Bend, Oregon. The park is 100% Leased to a select group of Regionally and Nationally recognized Tenants including Fisher Thermo Scientific, Crescent Electric, Apollo Mechanical, Core-RX, and Freespirit Recreation.

- All Leases include annual rent income escalators at 3%.
- All Leases are negotiated as a true Triple Net Leases.
- Most Tenants have multiple options to renew.
- Property Management Fees and Capital Reserves are included in the lease agreements paid by Tenants.



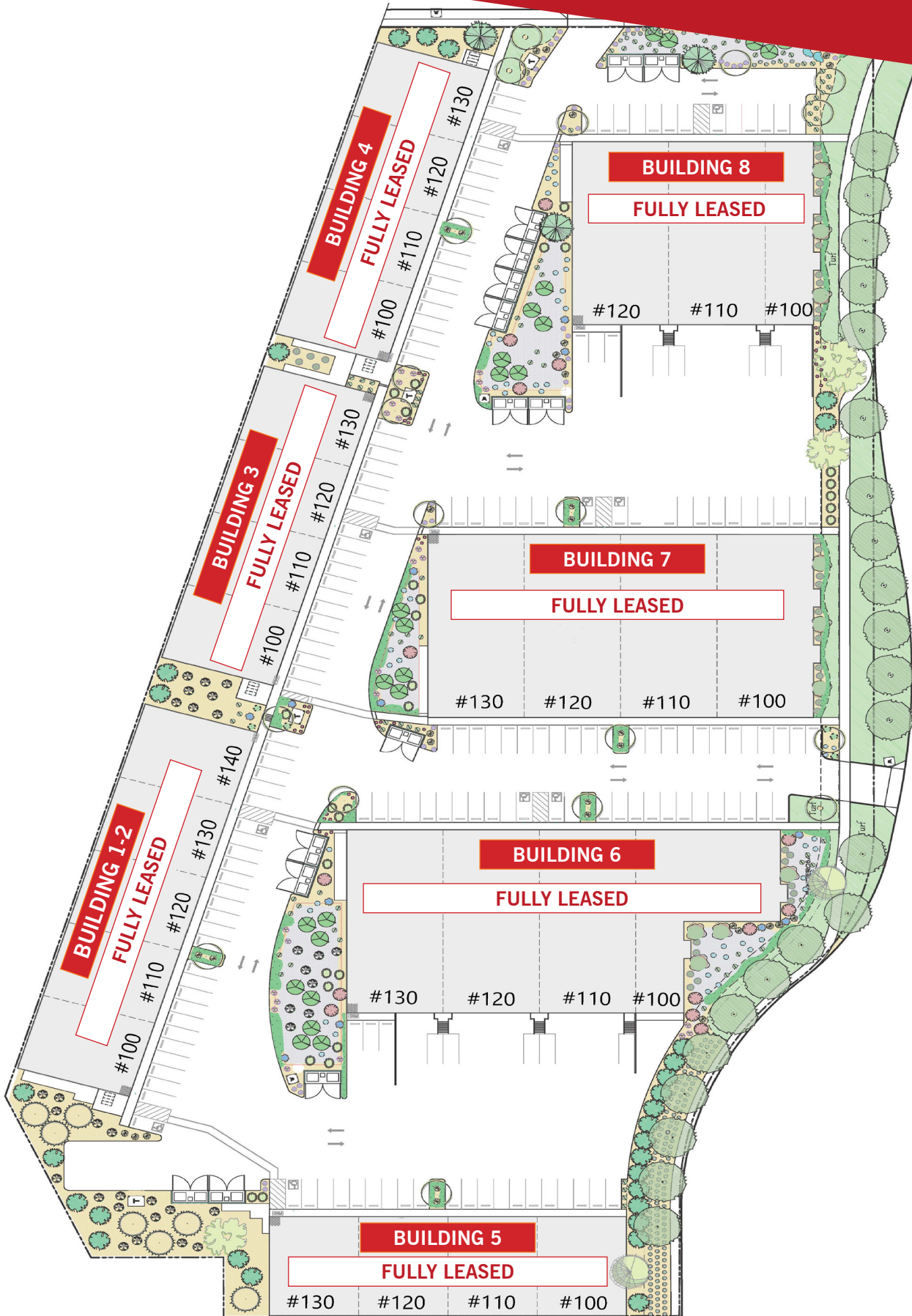
## OFFERING TERMS

<b>OFFERED AT</b>	<b>\$42,000,000</b>
<b>LOT SIZE</b>	<b>7.25 acres total</b>
<b>BUILDING SF</b>	<b>Seven (7) separate buildings with 128,037 RSF</b>
<b>ZONING</b>	<b>IL - Industrial Light</b>
<b>OCCUPANCY</b>	<b>100% Occupied</b>

## FINANCIALS

A signed Non Disclosure Agreement by both prospective Buyer and Buyer's broker along with proof of ability to perform are requested prior to the release of property financials and current rent roll.

Owners will guarantee rent on any vacant suite at current market lease rates for a period of five (5) years with three percent (3%) annual rent income escalators in the event that any suites are vacant at the close of escrow.



4th Street



## BUILDING SPECS

- Seven (7) modern designed buildings with lease spaces ranging from 3,344 +/- SF to as high as 26,779 +/- SF, totaling 128,037 +/- SF.
- Property totals 7.25 acres zoned Industrial Light (IL) centrally located in Bend, Oregon.
- All suites separately metered for electrical and gas, and the entire development is 100% sprinkled with a charged system.
- Parking ratio is one (1) stall per 684 RSF which is well above the City of Bend requirement of one (1) stall per 1,000 RSF.

### Amenities include:

- Three-phase 480v electrical service to several buildings.
- Dock High Bays in Building 6 and 8.
- 14-foot roll-up doors in many buildings.
- Two separate access points for ingress/egress with full right and left in and out.
- Two monument and above suite signage for all Tenants.
- Site designed to accommodate tractor trailer thru traffic.
- Video surveillance for entire park.



**ROBBERSON**  
COLLISION CENTER

HIGH DESERT  
RANCH HOME

**SNAP**  
FITNESS

**North Coast**  
A Sonepar Company

**BIGFOOT**  
BEVERAGES

**UNITED STATES**  
POSTAL SERVICE

20

97

20

20

NE Division St

NE 3rd St

Bend Pkwy S

Bend Pkwy N

NE 2nd St

NE Butler Market Rd

NE 4th St

Pilot Butte Canal  
North Unit Main Canal

SouthBound  
On-Ramp

NorthBound  
On-Ramp

NE 3rd St

NE Addison Ave

NE 4th St

NE 5th St

NE Xerxes Ave

NE Webster Ave

NE Studio Rd

E Yale Ave

NE Tweet Pl

Xerxes Ave

Webster Ave

NE 2nd St

NE 3rd St

Bend Pkwy S

Bend Pkwy N

97



# CENTRAL OREGON MARKET OVERVIEW

Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – an accolade no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

**240,280**

## REGIONAL POPULATION

*2019 estimates from  
Portland State University*

**117,050**

## REGIONAL LABOR FORCE

*Seasonally adjusted total for Q1 2019  
from Oregon Employment Department*

**#6**

## FASTEST POPULATION GROWTH IN THE U.S.

*U.S. CENSUS, 2018*

## WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with approximately 7,000 new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure.

**GROWTH**

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

***"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT.  
Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."***

*—Scott Allan, GM, Hydro Flask*

**#2**

## FASTEST JOB GROWTH IN THE U.S.

*BLS, 2017*

## DESCHUTES COUNTY

**#1**

## COUNTY RECEIVING MOST INVESTMENT IN OREGON

*SMARTASSET, 2019*

# TRANSPORTATION

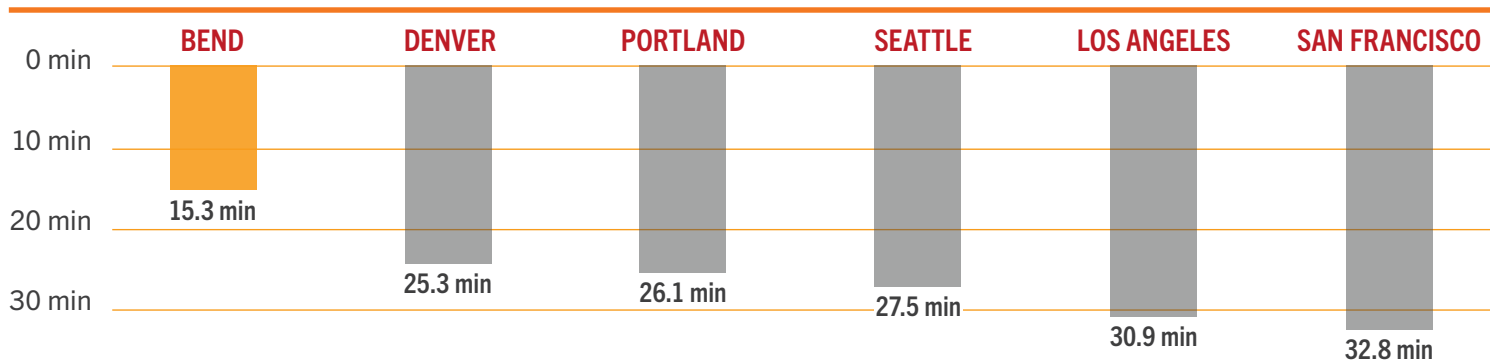


Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Portland, Seattle, Los Angeles, San Francisco, Mesa, Phoenix, Salt Lake City, Las Vegas, and Chicago via six carriers (Alaska, Sun Country Airlines, Allegiant, American, Delta, and United.)

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR), and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

**AVERAGE COMMUTE TIMES** The Central Oregon average commute time is 21 minutes each way, saving the average worker over one work week per year! ([Census.gov](https://www.census.gov) 2019)



TRAVEL TIME/  
DISTANCE



CAR



TRAVEL TIME



AIR



- Bend, OR
- Portland, OR • 3 hrs. 13 min./153 mi.
- Medford, OR • 3 hrs. 22 min./173 mi.
- Olympia, WA • 4 hrs. 55 min./269 mi.
- Boise, ID • 5 hrs. 19 min./317 mi.
- Seattle, WA • 5 hrs. 45 min./328 mi.
- San Francisco, CA • 7 hrs. 54 min./491 mi.
- Los Angeles, CA • 12 hrs. 39 min./821 mi.

- Redmond, OR (RDM)
- Portland, OR • 40 min.
- Seattle, WA • 1 hr.
- Salt Lake City, UT • 1 hr. 30 min.
- San Francisco, CA • 1 hr. 40 min.
- Los Angeles, CA • 2 hrs. 10 min.
- Denver, CO • 2 hrs. 15 min.
- Phoenix & Mesa, AZ • 2 hrs. 25 min.
- Chicago, IL • 3 hrs. 40 min.

# SERVICES AND INFRASTRUCTURE

## Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy, and reliability.

## Education



Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## Healthcare



Top quality healthcare is one of the crown jewels of Central Oregon. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

## LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.



30 Golf Courses



Miles and Miles of Trails



Thriving Arts and Culture Scene



33 Breweries and Counting



300 Days of Sunshine

**#1**

**BEST PERFORMING  
SMALL CITY THREE  
YEARS IN A ROW!**

—MILKEN INSTITUTE, 2016, 2017, 2018

**#1**

**SMALL CITIES FOR  
BUSINESS AND CAREERS**

—FORBES, 2016

**BEST**

**PLACES TO LIVE  
ON \$55,000**

—SMARTASSET, 2017

**#8**

**BEST PLACES TO LIVE  
IN THE U.S.**

—NEW YORK POST, 2016

**BEST**

**MULTI-SPORT TOWN**

—OUTDOOR MAGAZINE, 2017