

# FOR LEASE

955 SE Wilson | Bend, OR 97701

**NAI**Cascade  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



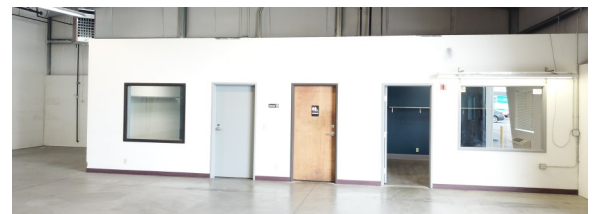
## High Traffic Industrial Space

Industrial warehouse/distribution space on busy SE Wilson just one block off 9th Street. Co-tenant is PPG Paint and nearby businesses include Parr Lumber and other building supply stores. New services in the area include Bonta Gelato and Bevel Craft Brewing.

- 3-phase 200 amp service
- Three 14' roll-up doors
- 18' clear height
- Two offices
- Break area within one office
- Dedicated restroom
- Ample surface parking
- Zoned IL (Light Industrial)

### OFFERING SUMMARY

LEASE SPACE	6,156 SF
LEASE RATE	\$0.95/SF/MO + NNN
NNN ESTIMATE	\$0.19/SF/MO
LOT SIZE	0.79 AC
BUILDING SIZE	13,629 SF



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp  
Ste 1B

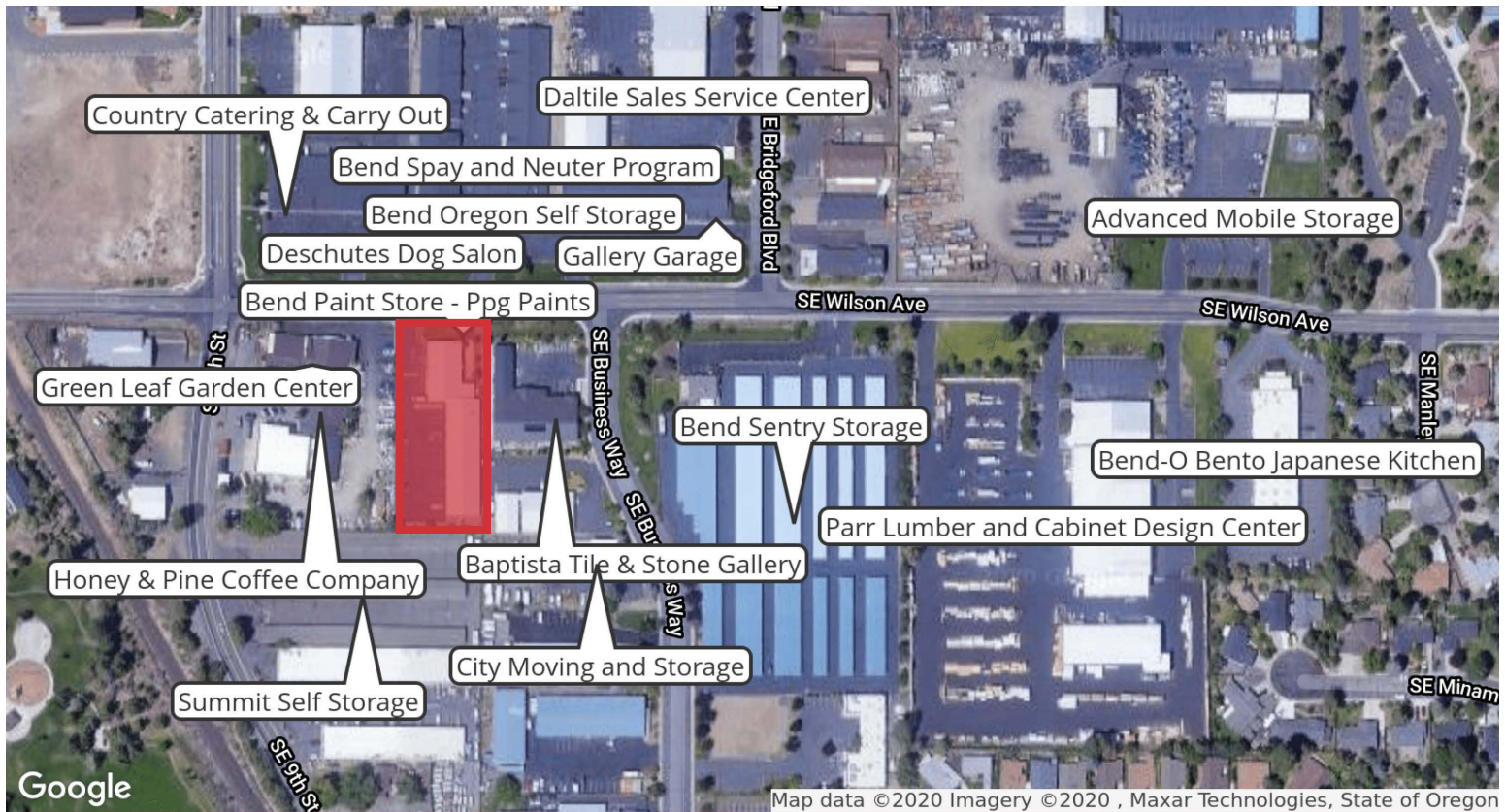
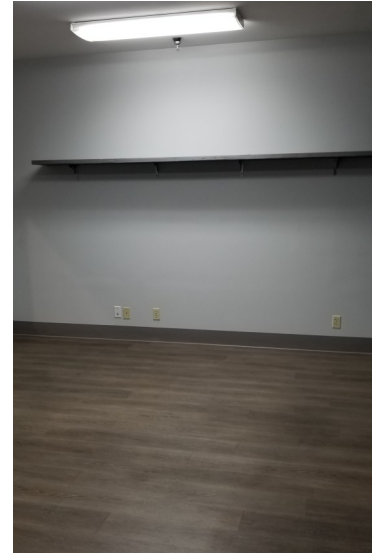
Bend, OR 97702

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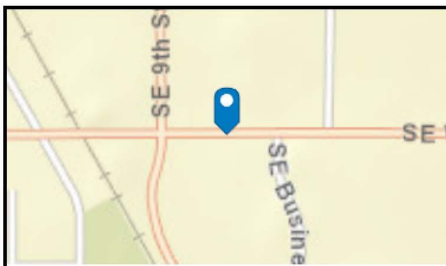
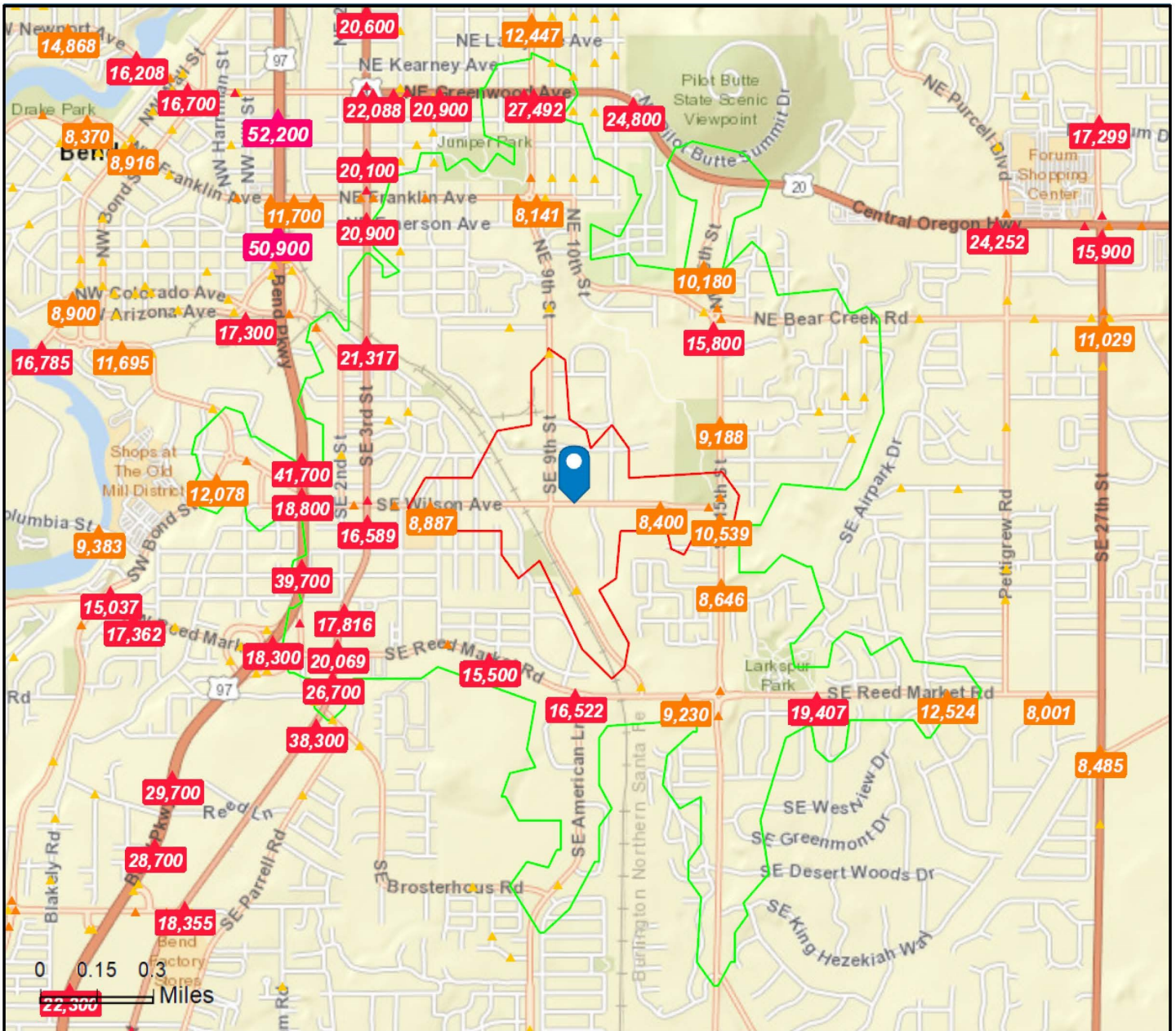
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## Average Daily Traffic Counts (1 min drive time, 3 min drive time)



**Average Daily Traffic Volume**

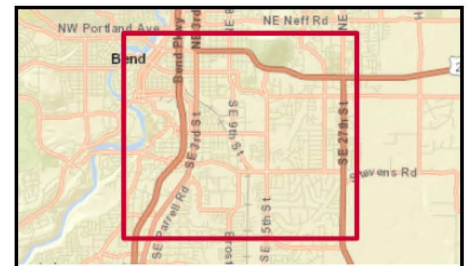
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

▲ 6,001 - 15,000

**▲ 15,001 - 30,000**

▲ **30,001 - 50,000**

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