

FOR LEASE

2405 & 2605 SW First St | Redmond, OR 97756



AVAILABLE NOW AND LEASING QUICKLY!



Property Summary

| | |
|--------------|--|
| Available | +/-2,300-24,000 SF |
| Lease Rate | \$1.20/SF/MO+NNN |
| TI Allowance | Up to \$10/SF |
| Lot Size | 10.6 AC |
| Zoning | M1 (Light Industrial) M1-L (Light Industrial Limited) |

New Construction Industrial Space For Lease

- THE BEACON is completed, ready for occupancy and multiple spaces have been leased!
- Located near the Redmond Airport, about one mile from State Highways 97 & 126, the primary north-south and east-west transport routes in Central Oregon.
- Situated in the heart of the Airport Business Center, home to various businesses including call centers, high-tech manufacturing, distribution and educational facilities.
- Good visibility from Airport Way. Traffic counts average 6,000 cars daily and over one million passengers arrive/depart from Redmond's Roberts Field annually.

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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.

 708 SW Deschutes Ave
Redmond, OR
97702
NAICascade.com

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Property Highlights

- 16'-26' ceiling height range
- Restrooms in each suite
- Waterproof demising walls
- Designated 20'x 30' outdoor yard per bay
- Unit B-1 is plumbed with a grease interceptor for a commercial kitchen
- Total of 58,568 SF between Building A & Building B

Zoning Summary

This property sits in Redmond's light-industrial development zone with a service/office overlay.

Zoning allows for light manufacturing, research, transportation facilities and similar uses which have limited impact on surrounding properties and are compatible with clean industries along with limited office and commercial activities which support these light industrial uses.

In addition, the park has design standards that have resulted in a clean, modern-industry neighborhood. This is a great location for businesses seeking smooth logistical operations, employee attraction and retention, and a professional image.

Redmond Airport Business Park

The Redmond Airport Business Park is home to call centers, high-tech production businesses, international service companies, private schools, and vital warehouse operations, and distribution centers.



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Based in Walla Walla, **Tarragon Northwest** is a family owned and privately operated business that brings deep experience and leadership in developing quality properties. Their goal is to help local communities thrive while preserving their heritage and reflecting the unique characteristics within. Relationships, collaboration and quality make their projects successful.

The Beacon is a top-quality industrial property that is the culmination of decades of Tarragon's development and leasing expertise. Tarragon is excited to create a world-class property for the Central Oregon community, for both national and local tenants. In keeping with Tarragon's many other projects throughout the west, The Beacon will provide a positive atmosphere and experience for tenants and clients.



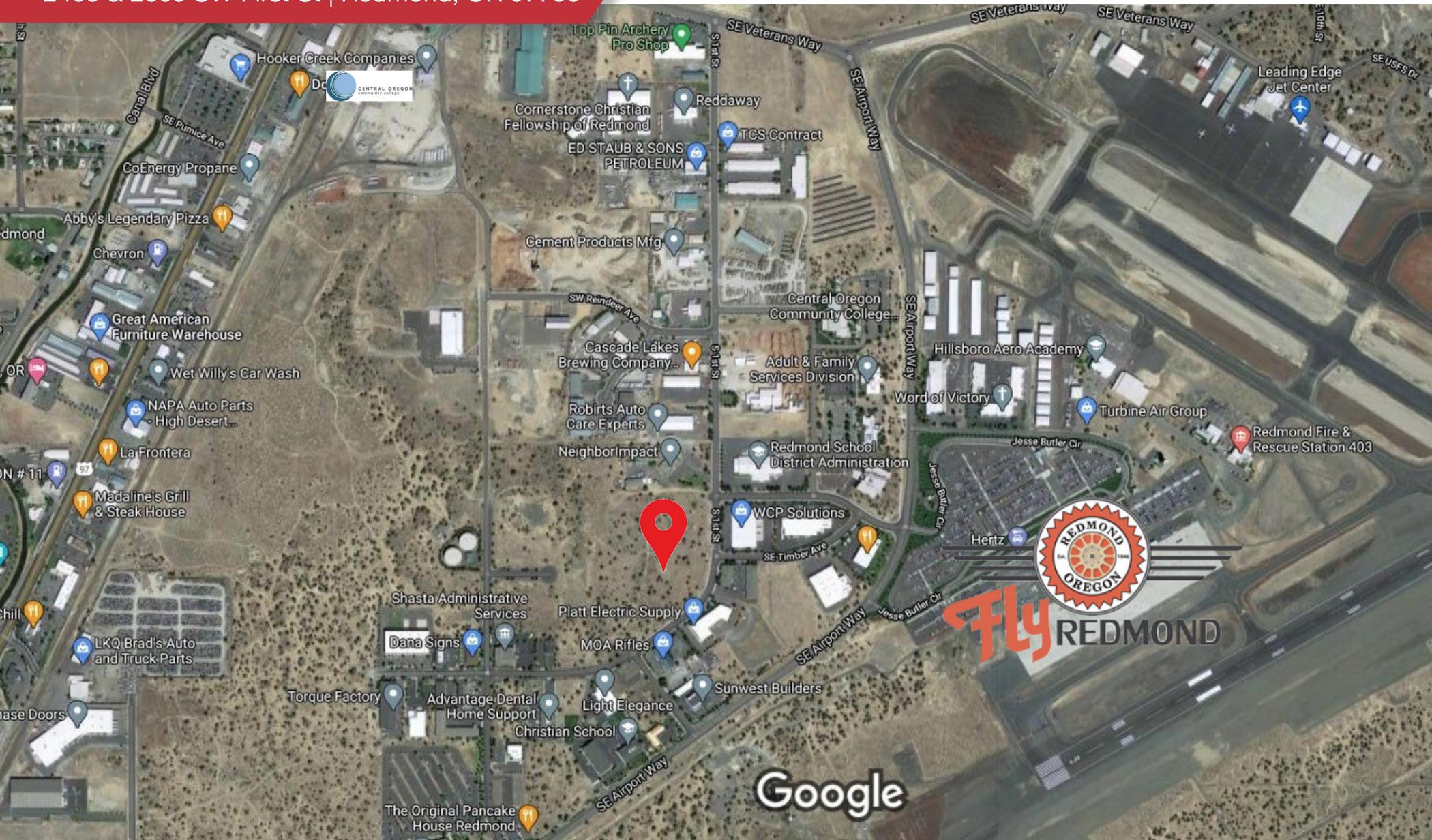
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Nearby Features

Within one-half mile

- Central Oregon Community College
- Redmond School District Headquarters
- Deschutes County Fairgrounds
- Industry-leading manufacturing and customer service businesses

Within two miles

- St. Charles Medical Campus
- Downtown Redmond, Oregon
- Major national retailers
- National brand hotels

Within fifteen miles

- 100,000 potential employees
- Downtown Bend, Oregon

Redmond & Central Oregon Highlights

Among many other highlights, Redmond, Oregon is:

- One of the fastest growing cities in the Northwest over the past 15 years
- Only 15 minutes to Bend, Oregon, consistently voted a top US city for start-ups
- Home to BasX, the fastest growing business in Oregon in 2016 & 2017
- Location of the only commercial airport in Central Oregon with direct flights to and from a dozen US cities and sees 1,000,000 travelers a year
- Benefits from approximately 3,500,000 tourists ever year
- Daily through traffic of approximately 30,000 on Hwy 97



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KEY FACTS

40,141

Population

38.2

Median Age



2.6

Average Household Size

\$57,433

Median Household Income

BUSINESS



1,497

Total Businesses



15,078

Total Employees

INCOME



\$57,433

Median Household Income



\$26,418

Per Capita Income



\$89,567

Median Net Worth

Health Care, Schools, Retail & Government

According to the Oregon Employment Department, over 75% of Oregon firms have nine or fewer employees and the average firm employs 15 people. Recent research released by Dun & Bradstreet and American Express said that 99.1% of businesses in Oregon were less than \$10 million in revenues. To an even greater extent than the state, Central Oregon's business environment is typified by innovative, small companies, producing niche -market products and services. In Redmond, the largest employers include some of the usual suspects: the local school district, health care, large retailers and municipal government.

Redmond's Economy

Redmond's economy is defined by dynamism, entrepreneurship, and diverse businesses that span many sectors. Manufacturing, long the region's economic core now shares the limelight with software and high tech, craft brewing, bioscience, recreational products, aviation-related enterprises, distilling operations, food production and, of course, tourism. Add in Central Oregon's skilled workforce, attractive incentive packages, competitive tax environment, robust infrastructure and you've got unrivaled quality of life and business opportunity. As a result, Bend-Redmond ranked 1st in Miliken Institute's list of Best Performing Small Cities for the past three years (2016, 2017, 2018).

Redmond's Housing

Redmond's residential housing sales, as with much of the country, peaked to all-time highs in 2006, declined in 2009 and now are continuously rebounding in addition to being focused on business friendliness, local leaders work to keep housing affordable as demonstrated by Redmond's current median home price of \$539,000

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com and realtor.com 2022.



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