

FOR LEASE

2939 SW High Desert Drive
Prineville, OR 97754



PROPERTY DESCRIPTION

Great Baldwin Park location. High quality 4800 SF single tenant building on a fenced and gated 0.70 acres. There are 4 roll up doors, two that are 14 ft., 1 that is 12 ft., and 1 that is 10 ft. All doors are 14 ft, wide. The interior of the space features approximately 480 SF of office space and then a large, open warehouse area. The building also features 3 phase, 480 amp power.

PROPERTY HIGHLIGHTS

- Single tenant building
- Large office area
- Fenced & gated yard area
- Level fenced yard area
- 3 Phase Electric / 480 AMP
- 4 roll up doors

Bill Pon

Coldwell Banker Commercial Realty
1160 SW Simpson Ave Ste 100 | Bend, OR 97702

Principal Broker

(541) 815-4140 | bill.pon@cbrealty.com

OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (Mod Gross)
Available SF:	4,800 SF
Lot Size:	30,492 SF (.70 Acres)
Building Size:	4,800 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	19	82
Total Population	10	49	206
Average HH Income	\$116,162	\$85,124	\$87,316



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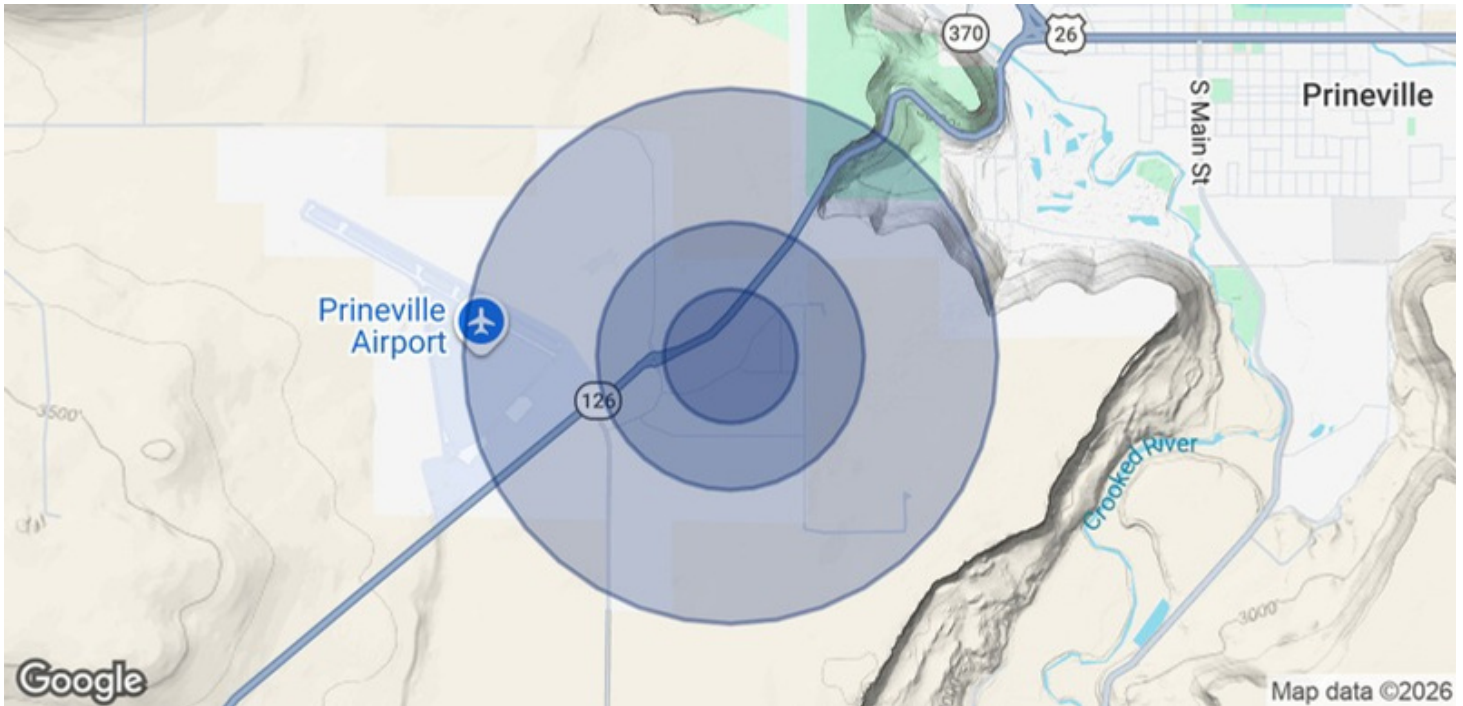
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	49	206
Average Age	36.5	34.5	35.7
Average Age (Male)	32.9	29.3	29.5
Average Age (Female)	24.5	27	30.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	19	82
# of Persons per HH	3.3	2.6	2.5
Average HH Income	\$116,162	\$85,124	\$87,316
Average House Value	\$862,671	\$475,246	\$480,645

2023 American Community Survey (ACS)

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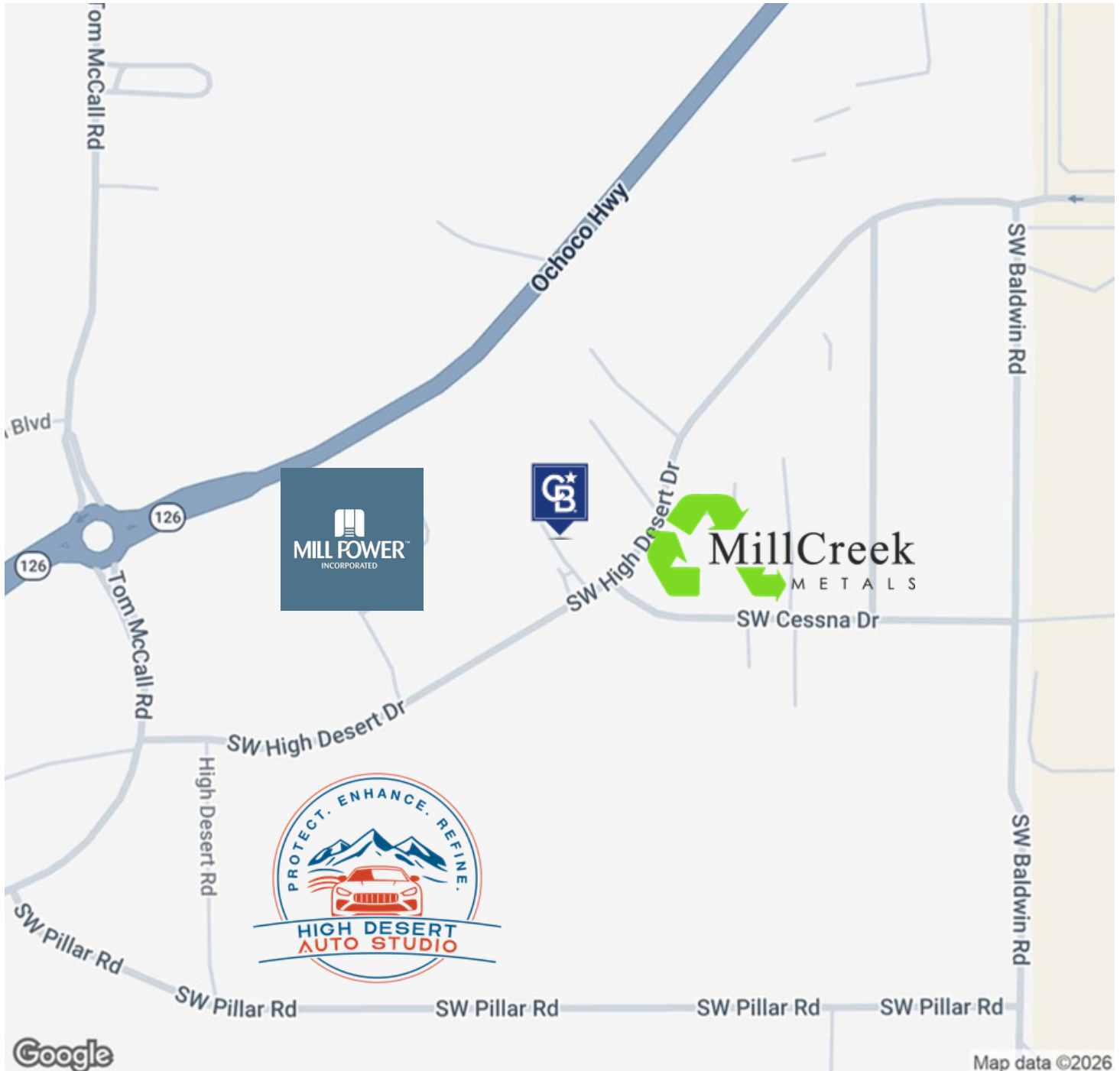
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