

Freestanding Industrial Building in Prineville

22,750 SF | 4.01 AC | \$1,750,000

FOR SALE

2653 SW High Desert Dr.
Prineville, Oregon



Property Details

- Bldg. Size:** 22,750 SF Total
- Lot Size:** 4.01 Acres
(Lot line adjustment not yet reflected in county records)
- Adj. Lot:** Adjacent 1.50 AC parcel also available for sale
- Zoning:** Industrial (IP)

Highlights

- 12" reinforced slab
- Heavy power
- Four 18' tall by 20' wide roll up doors
- Large paved parking area
- Great exposure off of Ochoco Hwy 126
- Cell tower income in place

Terry O'Neil, CCIM | Joel Thomas, Broker

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Industrial Building

Sale Price: \$1,750,000

The Rimrock Lanes Building was constructed in 1998 and intended for heavy industrial use. It was designed and built by the original owner to accommodate boat construction. Four large 18' X 20' roll up doors (2 on the north end & 2 on the south end) allow for pass-thru truck traffic. The 12" reinforced slab floors provide for substantial loads. Heavy power is wired throughout the building and I-beams are in place for overhead crane's.

The property has been operated as a bowling alley since 2003. There are eighteen operational lanes with mechanical pin sets. Improvements also include a kitchen with grille & fire rated hood, one ADA bathroom plus two additional bathrooms, full bar, several offices/retail rooms, and game room. Area is climate controlled with a drop ceiling in place. A new user can take advantage of the climate controlled area or remove the ceiling grid allowing for up to 30' high ceiling heights. The sellers are retiring from the business. A new owner can continue to operate as a bowling alley or sellers will either remove or negotiate a price for the personal property.

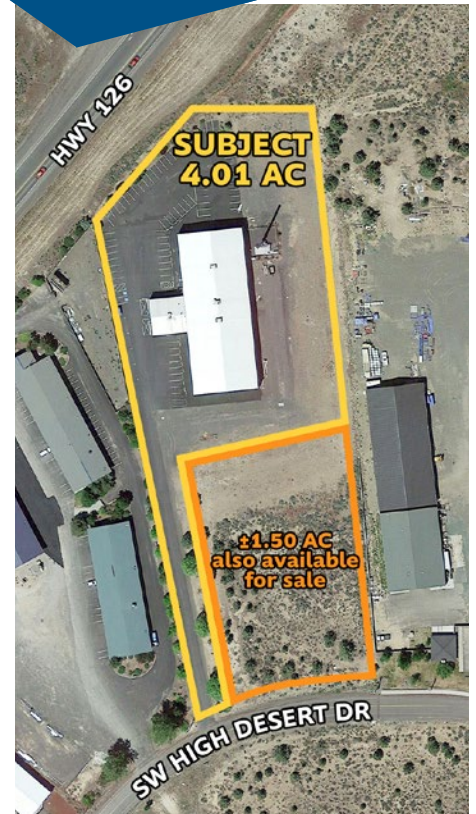
The parcel for sale is 4.01 AC with a good portion of that asphalt paved. The adjacent parcel of 1.5 AC fronting High Desert Dr. is potentially also for sale. The combined properties are 5.51 acres.

There is an AT&T cell tower onsite which provides consistent annual income.

This is a high visibility Industrial building with 200 feet of HWY 126 frontage located directly in between Facebook and Apple Data Centers. This is a perfect opportunity for a support business to the data center industry. The property is priced well under current replacement value.

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