

Freestanding Industrial Building in Prineville

22,750 SF | 4.01 AC | \$0.45/SF/Mo. NNN

FOR LEASE

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)
- NNN Exp.:** Est. at \$0.16/SF/Mo.
- 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
- Overhead crane rails

Terry O'Neil, CCIM | Joel Thomas, CCIM
600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

COMPASS 
Commercial
Navigating Your Success REAL ESTATE SERVICES

Industrial Building

Lease Rate: \$0.45/SF/Mo. NNN

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.

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.

FOR LEASE

2653 SW High Desert Dr.
Prineville, Oregon



Terry O'Neil, CCIM

toneil@compasscommercial.com

541.848.4060



Joel Thomas, CCIM

jthomas@compasscommercial.com

541.848.4078

Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

COMPASS Commercial
REAL ESTATE SERVICES