



flex space for your business



/koble/CREATIVE

# Third Garage Light Industrial • Sisters, Oregon

**Third Garage** offers new construction light industrial spaces.

- Flexible design and zoning allow for a variety of uses.
- Light Industrial & Production - Storage & Hobby
- Professional, Business, & Personal Services
- Retail Trade - Food & Beverage
- Initial Flex Space offerings will range from 900 to 12,000 SF
- 31 Off-Street Parking Spaces
- Dedicated Delivery & Loading Aisle
- Outdoor Seating Areas

## Phase 1 Now Leasing

<b>North Wing</b>	N1 –	1,289 SF	available
	N2 –	1,326 SF	available
		(2,615 SF combined)	
N3 –	1,910 SF	leased	

<b>South Wing</b>	S1 –	2,005 SF	leased
	S2 –	722 SF	leased
	S3 –	923 SF	available
	S4 –	822 SF	leased
	S5 –	1,022 SF	leased
	S6 –	1,844 SF	available

## Phase 2

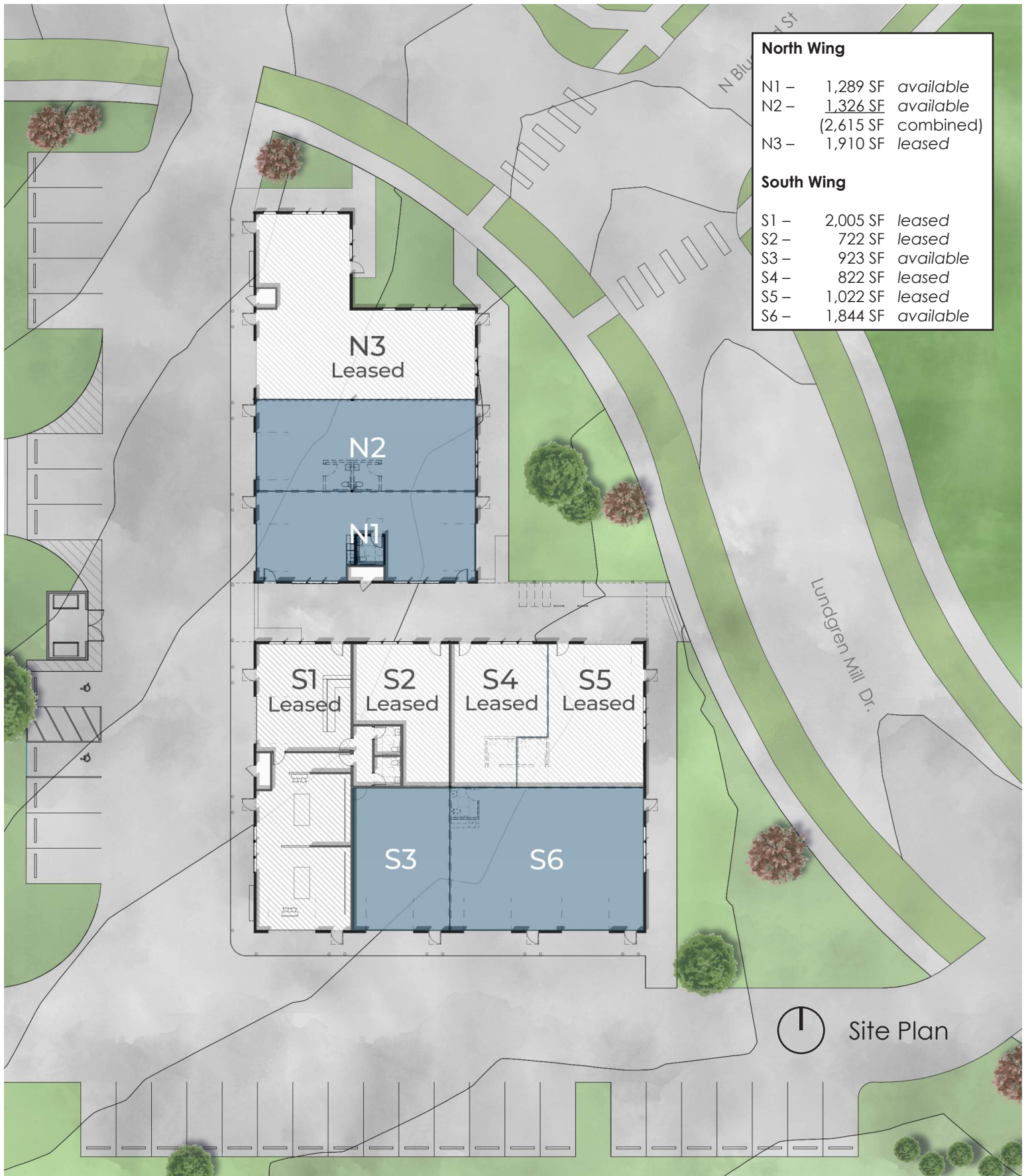
Flex Space can accommodate requirements from 10,000 to 30,000 SF

contact

Third Garage  
Rob Moneyhan, Principal Broker  
leasing@thirdgarage.com

## Third Garage Light Industrial

155 Lundgren Mill Drive  
Sisters, Oregon 97759



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Site Plan

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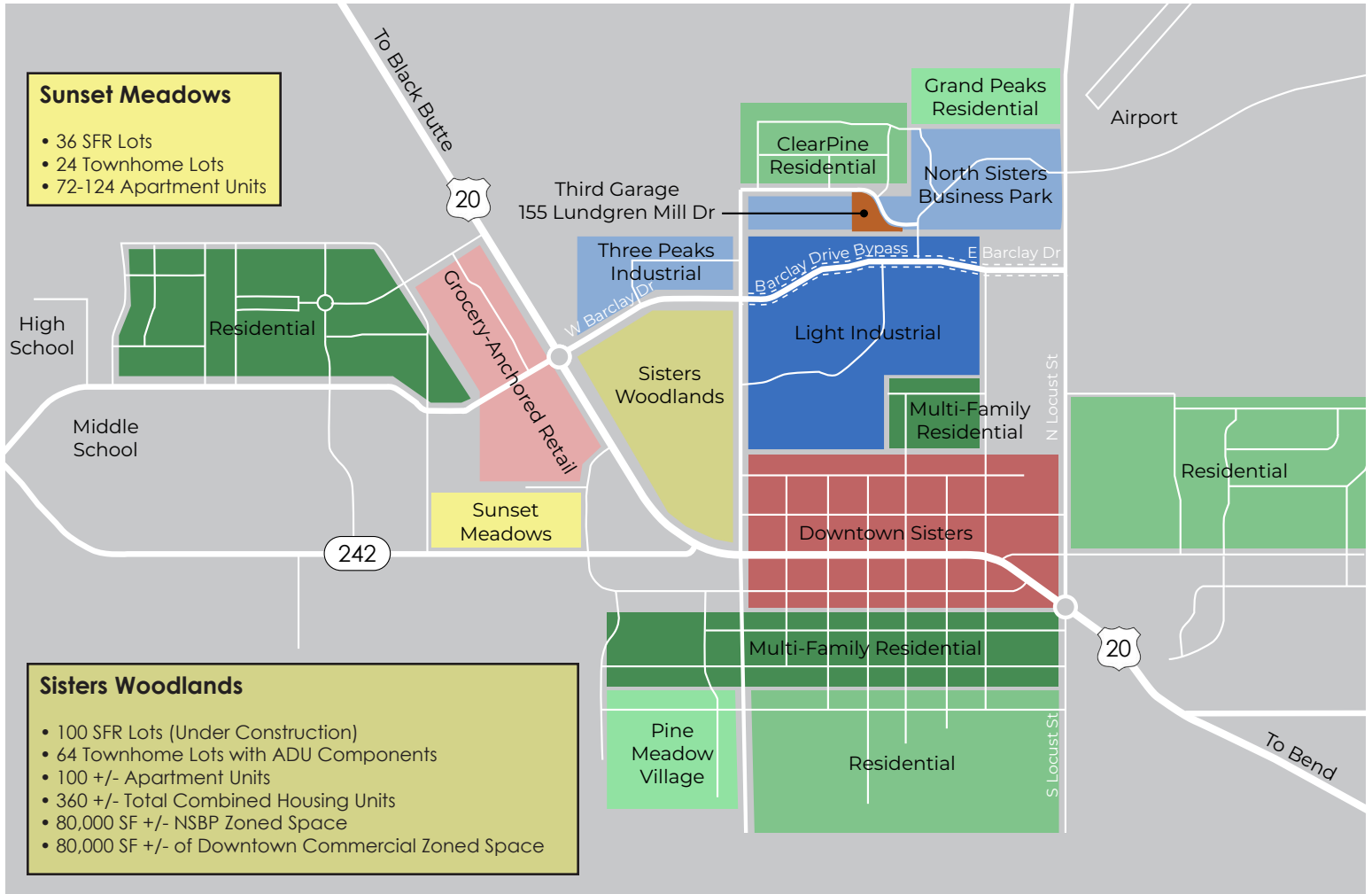
Sisters High School



ClearPine Community



Deschutes Public Library



Sisters Saloon



Best Western



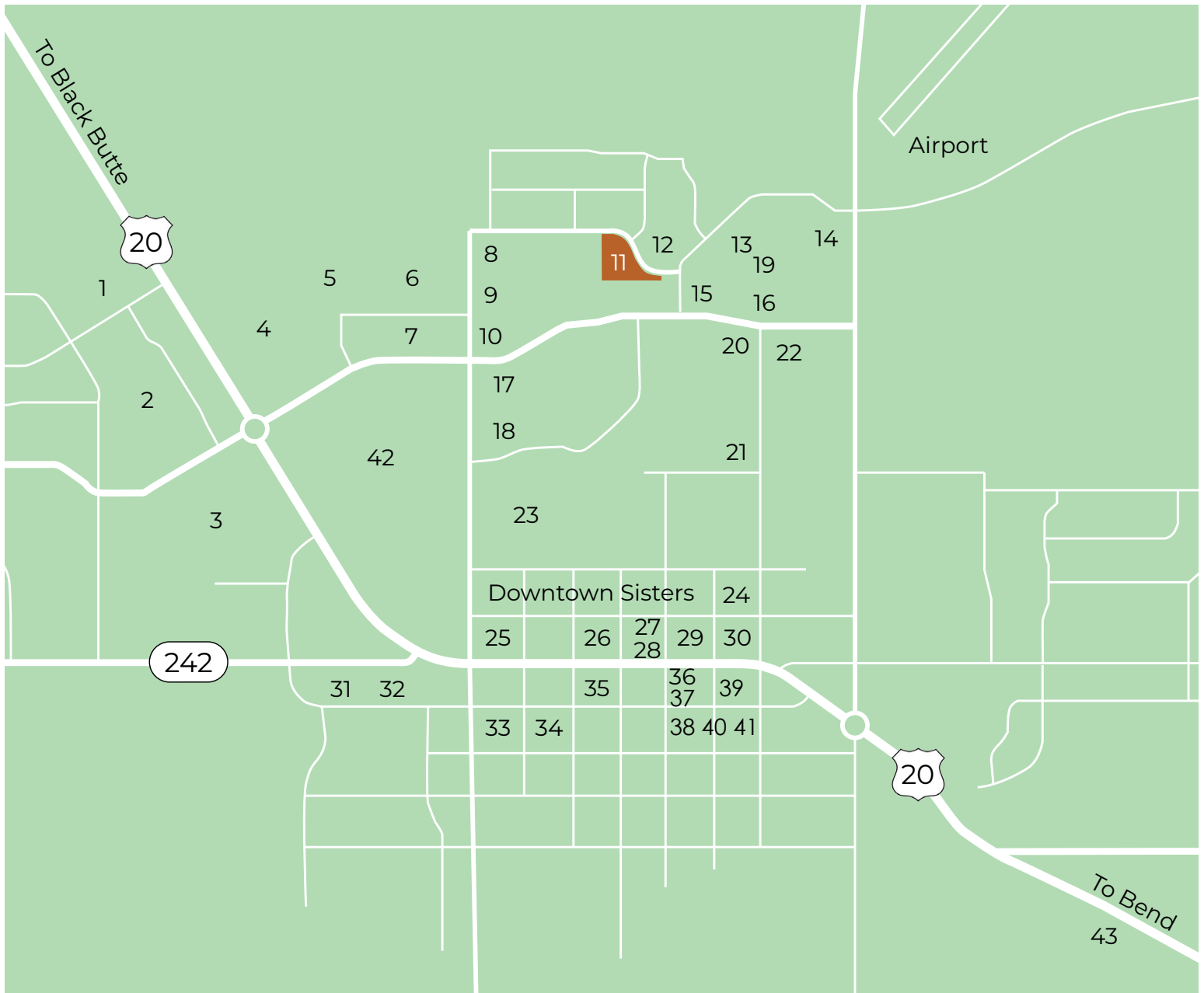
Sisters Coffee Company

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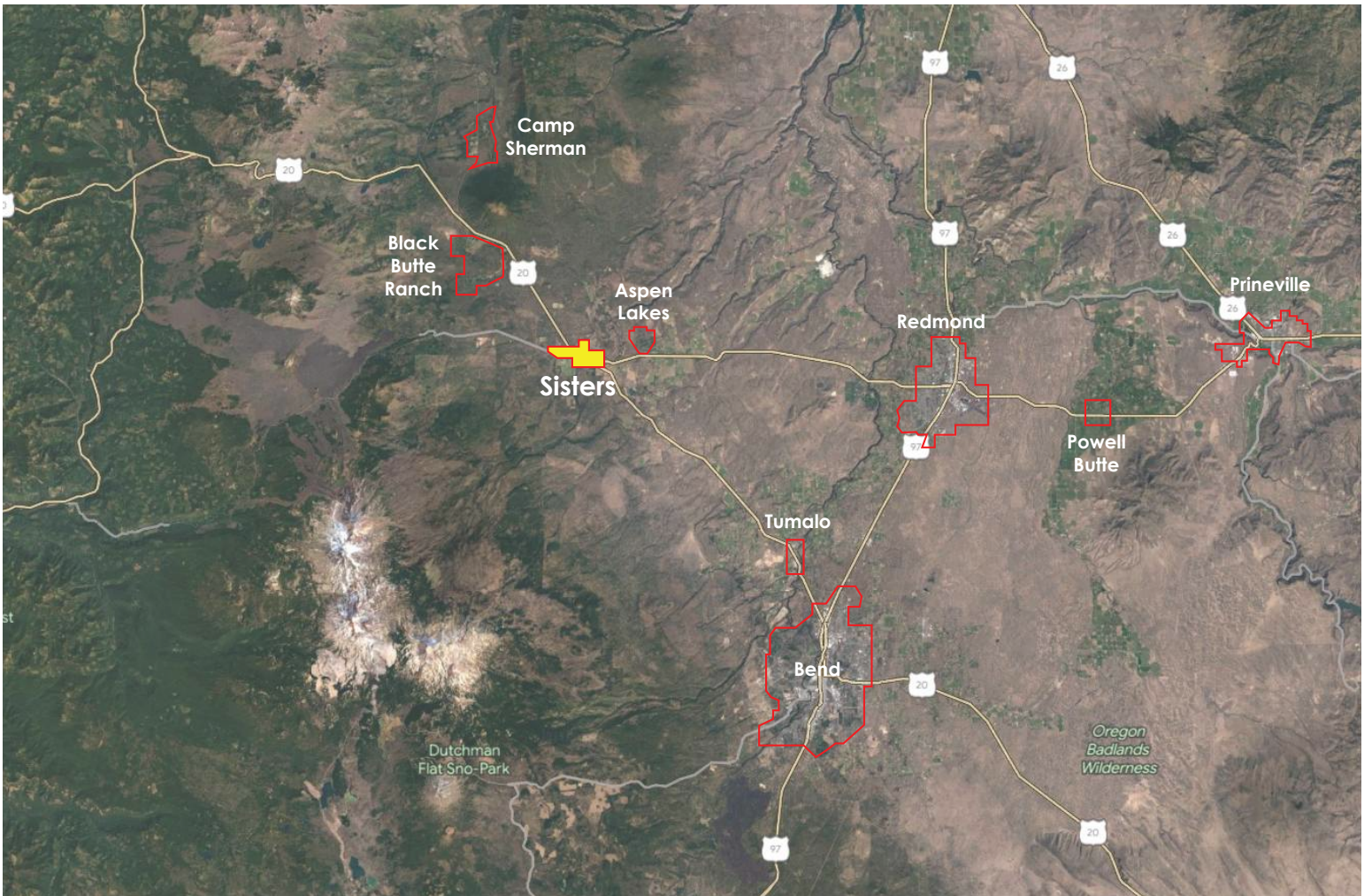
- |   |                           |                              |
|---|---------------------------|------------------------------|
| 1 GrandStay Hotel & Suites                  | 16 Sisters Self Storage   | 31 XPress Printing           |
| 2 Ray's Grocery                             | 17 Sisters Rental         | 32 Les Schwab                |
| 3 Bi-Mart                                   | 18 Recycling Center       | 33 The Open Door             |
| 4 Best Western                              | 19 Home Styled            | 34 Sister Coffee Retail      |
| 5 Ponderosa Industrial                      | 20 Vet Clinic             | 35 Gallery Restaurant        |
| 6 Sisters Self Storage Annex                | 21 Blue Elephant Storage  | 36 Sister Bakery             |
| 7 Industrial Distribution                   | 22 Post Office            | 37 Oliver Lemon's Grocery    |
| 8 Former Laird Superfood                    | 23 Hoyt's Building Supply | 38 Eurosports                |
| 9 Personalized Nutrients                    | 24 The Belfry             | 39 Sisters Meat & Smokehouse |
| 10 3 Sisters Automotive                     | 25 Sno Cap Drive In       | 40 Philadelphia's            |
| <b>11 Third Garage 155 Lundgren Mill Dr</b> | 26 Angeline's Bakery      | 41 Ace Hardware              |
| 12 Sisters Coffee Roasting Facility         | 27 The Barn               | 42 Sisters Woodlands         |
| 13 The Kitchen Table                        | 28 Sisters Saloon         | 43 Three Creeks Brewing Co.  |
| 14 Cascade Street Distillery                | 29 Sinclair Fuel          |                              |
| 15 Fika Coffeehouse                         | 30 Ski Inn                |                              |

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