

FOR SALE

19330 Pinehurst Rd | Bend, OR

PRICE REDUCED

FARM-TO-BOTTLE MANUFACTURING CAMPUS



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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PROPERTY SUMMARY

Sale Price	\$9,500,000 \$7,900,000
Total Building SF	32,882
Number of Buildings	6
Land AC	23.42 AC
Irrigated AC	18.16 AC
Zoning	EFUTRB, MUA10
Traffic Counts	10,037 ADT

ICONIC FARM-TO-BOTTLE MANUFACTURING CAMPUS

23+ AC with Panoramic Cascade Mountain Views

A premier opportunity to acquire one of Central Oregon's most iconic craft beverage epicenters—Bendistillery's legacy estate, the birthplace of the acclaimed Crater Lake Spirits and Ablis CBD beverages.

Just 10 minutes from Bend and located along the well-traveled Highway 20, this turnkey operation includes six purpose-built structures totaling nearly 33,000 SF, set on 23+ acres with 18 acres holding valuable water rights.

This exceptional property supports a complete farm-to-bottle ecosystem—from on-site cultivation and ingredient processing to bottling, aging, packaging, and tasting room.

The grounds also feature a popular community dog park, fostering strong local engagement. All framed against breathtaking views of the Cascade Mountains.

The owner seeks a visionary buyer who appreciates both the established legacy and remarkable potential of this unique property. All FF&E excluded but negotiable outside of sale.



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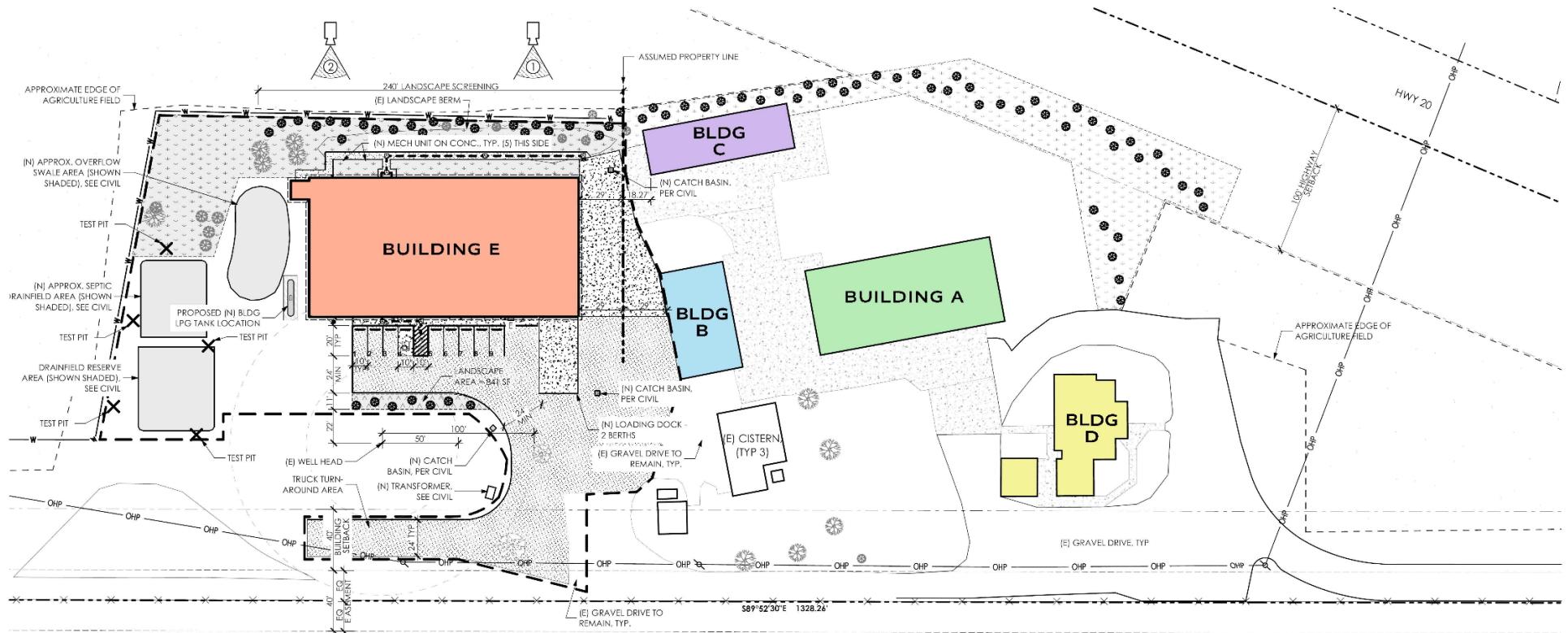


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BUILDING	SIZE (SF)	YEAR BUILT	USE
A	7,485	1998	Barn converted to production and distillery office
B	2,940	2011	Bottle, glass and packaging warehouse
C	3,552	2012	Barrel aging and storage (insulated)
D	2,728	1996	Former farmhouse converted to tasting room, retail, offices and storage
D Annex	770	1996	Cottage converted to offices
E	16,107	2021	State-of-the art manufacturing and production facility



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Building Specs

Building A

Barn converted to production distillery and offices
Built in 1998, updated in 2010 | 7,485 SF

- Main production and bottling area for the manufacturing of spirits including on-site distilling
- Extensive roll-up and man door access throughout
- 3-Phase power
- Trench drains
- Fire suppression, including second floor
- Fully insulated
- Bottling, filter and tank room
- Distilling, tank farm, and kegging areas are approved for hazardous materials storage approved up to H-3
- Extra storage
- Second floor offices with production-floor viewing



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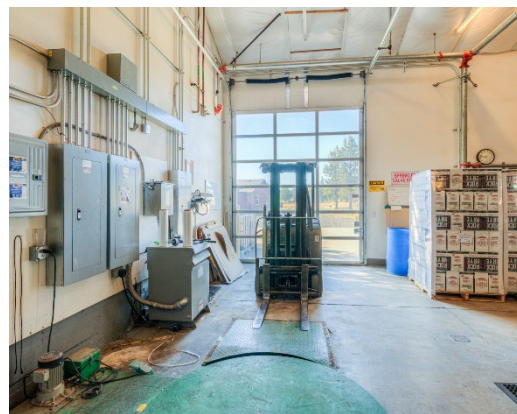
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Building A Photos- First Floor



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Building A Photos- Second Floor



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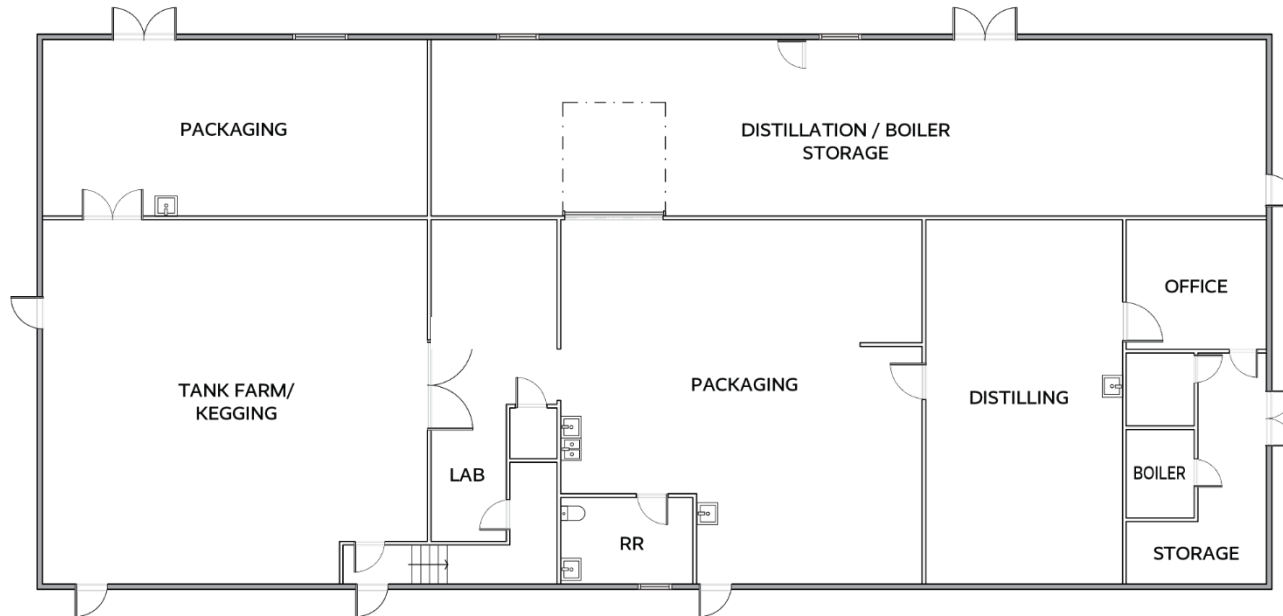
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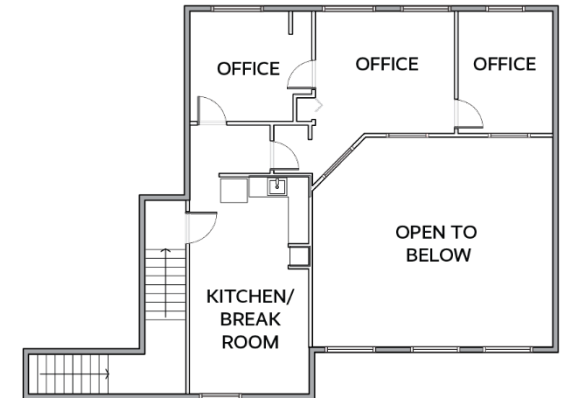
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Building A Floor Plans



**BUILDING A
FIRST FLOOR**
+/-6546 SF



**BUILDING A
SECOND FLOOR**
+/-939 SF



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NAI Cascade

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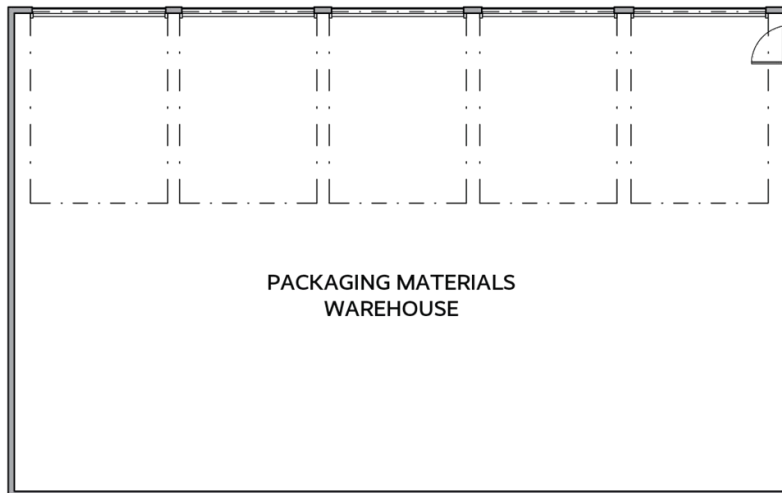
Building B

Building B

Bottle, glass and packaging warehouse

Built in 2011 | 2,940 SF

- Shipping and receiving facility
- 5 roll-up doors
- Dry goods storage
- Uninsulated



BUILDING B
2,940 SF



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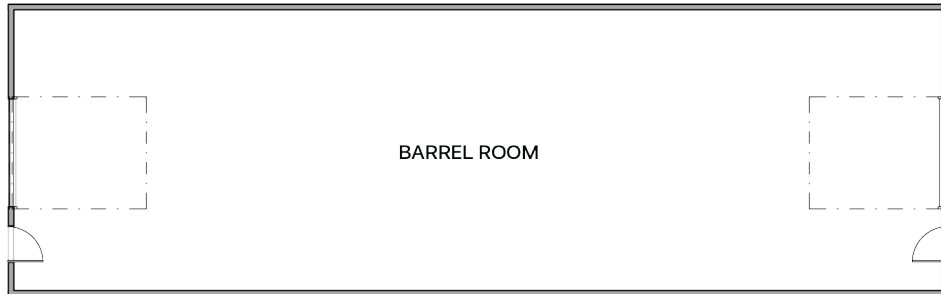
Building C

Building C

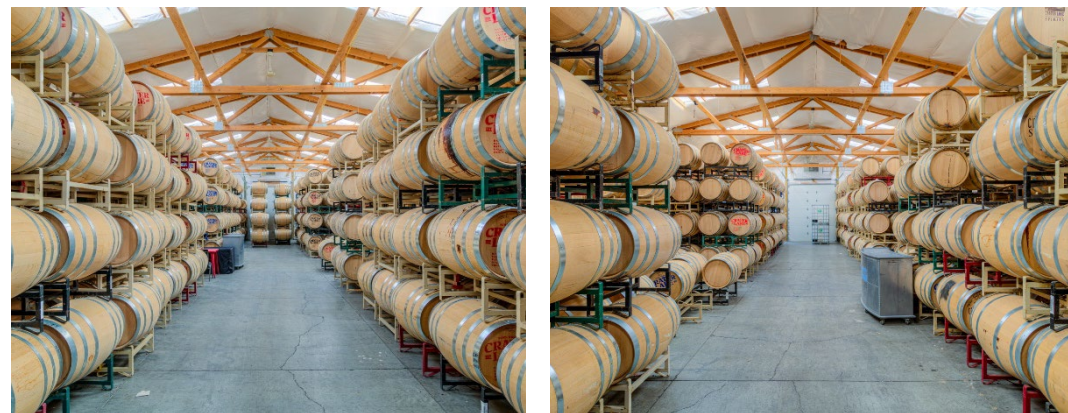
Barrel aging and storage

Built in 2012 | 3,552 SF

- Barrel stacking and storage
- Used for special events-permitting allows for outdoor food trucks
- Pass-through roll-up doors
- Insulated throughout
- Skylights



BUILDING C
3,552 SF



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Building Specs

Building D

Farmhouse converted to tasting room, offices and storage
Built in 1996 | 2,728 SF

- Tasting room license
- Remodeled retail and gathering space
- Cadet heaters and mini-splits
- Converted garage for on-site product storage
- Patio with excellent views of the Three Sisters and Cascade Mountains

Building D Annex

Cottage converted to offices
Built in 1996 | 770 SF

- One bedroom detached cottage/studio currently operating as the “Private Label Lab” and office



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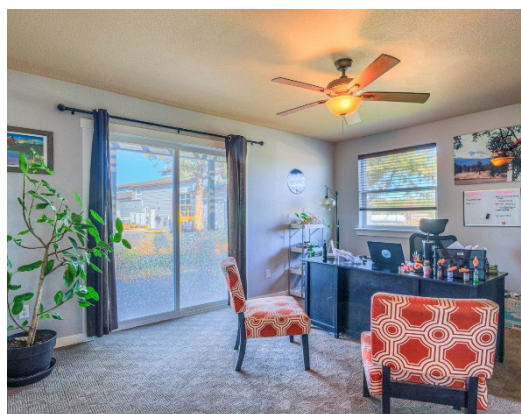
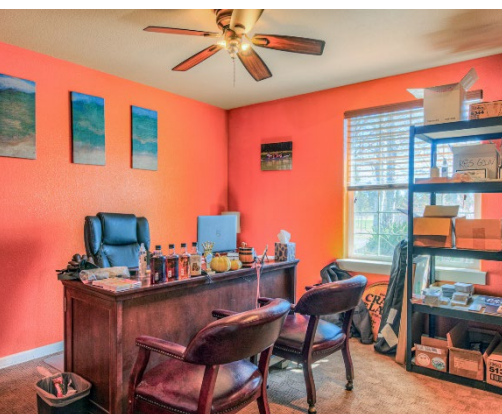
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Building D Photos



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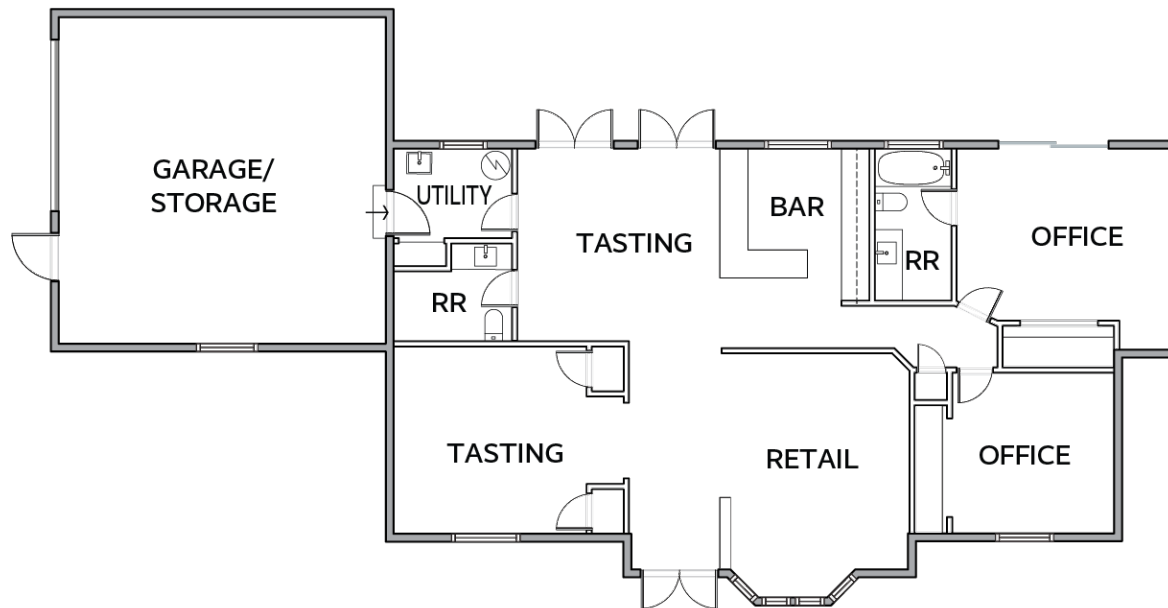
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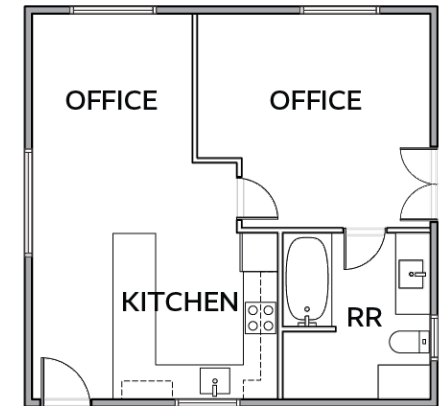
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Building D Floor Plans



BUILDING D
2728 SF



BUILDING D ANNEX
770 SF



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Building Specs

Building E

State-of-the-art warehouse and production facility

Built in 2021 | 16,107 SF

- Insulated throughout
- Skylights
- State-of-the-art beverage/food manufacturing facility
- Pass-through roll-up doors
- New construction built for production and distribution
- Two dock-high roll-up doors
- On-site cold storage: refrigerator and freezer
- Two restrooms
- Office with additional space for second floor expansion above coolers (mezzanine)
- Alcohol monitoring system
- Two separate water systems
- Hazardous materials storage approved up to H3
- FDA Current Good Manufacturing Practice (CGMP) certified
- Conditional use permit waiving the requirement for 25% on site agriculture for gin production
- 3,950 SF, Certified Clean, currently leased on an annual, NNN lease



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Building E Photos



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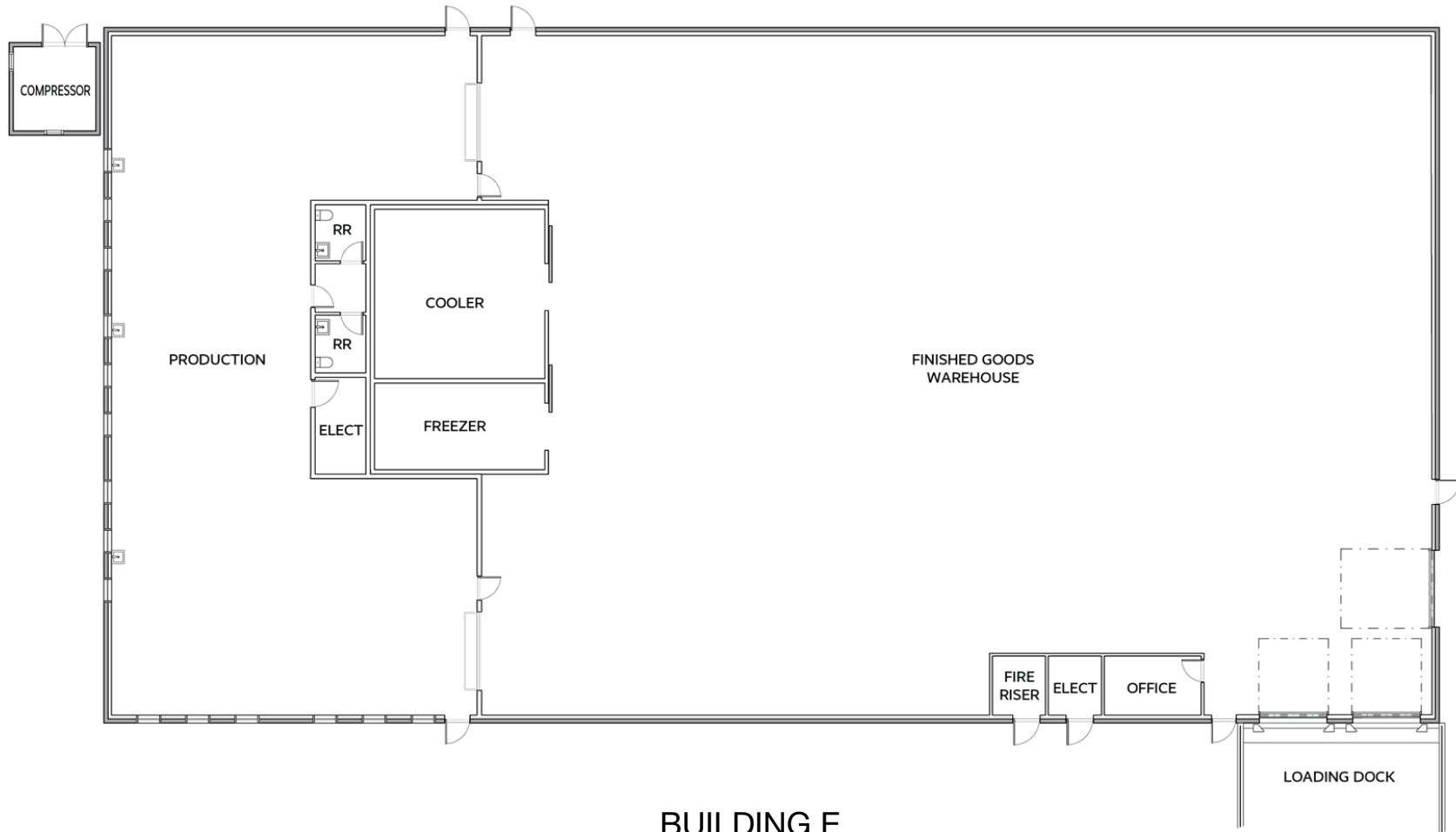
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Building E Floor Plan



BUILDING E
16,107 SF



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Property Features

Utilities and Infrastructure

- **Water Supply:**
 - Well water and cistern to Buildings A and E
 - Well water to Building D and Building D Annex
 - On-site cisterns for fire, life and safety, and production-quality water storage
- **Wastewater:** Septic system with 375 GPD capacity and two drainfields
- **Power:**
 - Building A: Electrical Service: 600 Amp, 480 Volt, 3-Phase Power
 - Building E: Electrical Service: 400 Amp, 480 Volt, 3-Phase Power
- **High-Capacity Fire System:** 1,500 GPM diesel fire pump in a secure underground concrete vault, NFPA 20 compliant, delivering high-capacity, commercial-grade fire protection
- **Specialized Features:** Building A: ISO tank system, ethanol storage tank, spill containment, industrial safety protocols
- **Land Classification:**
 - 15 acres W3 (irrigated ground)
 - 3.16 acres W4 (irrigated ground)
 - 4.26 acres D6 (dry ground)
- **Additional Buildings and Features**
 - On-site grain silo
 - Greenhouse
 - Ample on-site storage for distribution



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Property Incentives

Strategic Investment Opportunity

This rare, fully integrated farm-to-production estate offers a unique platform for:

- **Specialty Food & Beverage Manufacturing:** TTB/ ODA-compliant facilities ideal for spirits, functional beverages, specialty foods, and artisanal products
- **Vertical Integration:** Cultivate, process, package, and brand—all on one site
- **Lifestyle Entrepreneurship:** Operate a thriving business in one of the most sought-after regions in the Pacific Northwest
- **Brand Development & Destination Marketing:** Leverage the property's natural beauty and heritage for tourism, storytelling, and experiential engagement

The ideal buyer will be someone who understands the value of legacy—and the power of vision

Central Oregon Distilleries

Once known as Beer Town, Bend and Central Oregon have expanded their beverage scene to include award-winning craft spirits. The region's pristine spring water from the Cascade Mountains, combined with locally sourced ingredients like juniper, grains, and botanicals, creates an ideal environment for distilling. Nearby Willamette Valley adds to the mix with vibrant apples, pears, and berries—perfect for fruity infusions and unique flavor profiles.

Set against the backdrop of stunning Cascade Mountain sunsets, Central Oregon's distilleries welcome locals and visitors alike for tastings and tours. With rich agricultural resources and a passion for craft, the region has become a hub for exceptional, locally made cocktails.

Source: <https://visitbend.com/>



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Demographics

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Bend, OR 97703

Drive time of 15 mins

KEY FACTS

50,601

Population



20,607

Households

42.5

Median Age

\$80,524

Median Disposable Income

BUSINESS

3,665



31,325



INCOME



\$104,451

Median Household Income



\$61,780

Per Capita Income



\$431,977

Median Net Worth

EDUCATION

3%

No High School Diploma



17%

High School Graduate



28%

Some College



52%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$3,074

Apparel & Services



\$9,394

Groceries



\$363

Computers & Hardware



\$9,892

Health Care



\$5,195

Dining Out

EMPLOYMENT



73%

White Collar



14%

Blue Collar

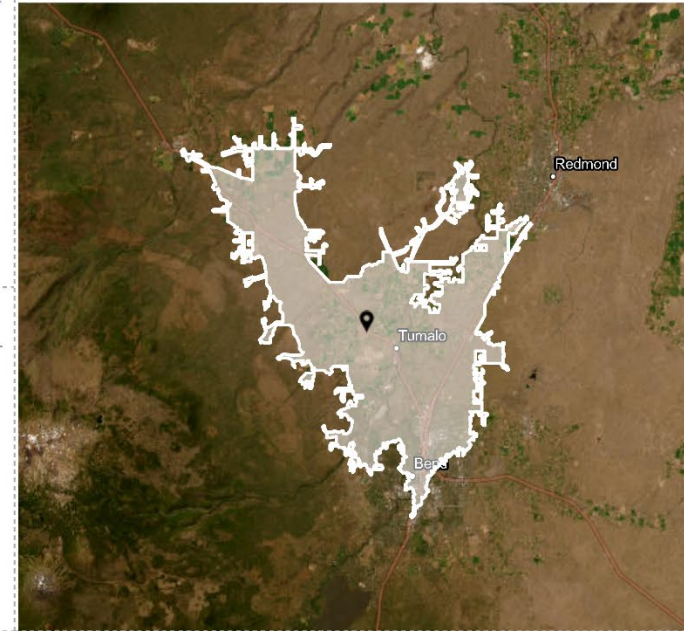


13%

Services

3.5%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Zoning

EFUTRB

Exclusive Farm Use (Tumalo, Redmond, Bend)

This zone is intended to preserve and maintain agricultural land and to serve as a sanctuary for farm uses.

Permitted Uses:

- Farm use
- Propagation and harvesting of a forest product
- Operations for the exploration of minerals
- Accessory buildings customarily provided in conjunction with farm use
- Outdoor mass gatherings

MUA 10

Multi-Use Agricultural (10 AC Minimum)

The purposes of the Multiple Use Agricultural Zone are to preserve the rural character of various areas of the County while permitting development consistent with that character and with the capacity of the natural resources to the area; to preserve and maintain agricultural lands not suited to full-time commercial farming for diversified or part-time agricultural uses; to conserve forest land or forest uses; to conserve open spaces and protect natural and scenic resources; to maintain and improve the quality of the air, water and land resources of the County.

Permitted Uses:

- Farm use
- Propagation and harvesting of a forest product
- Operations for the exploration of minerals
- Accessory buildings customarily provided in conjunction with farm use
- Outdoor mass gatherings



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Location



Tumalo, Oregon

Tumalo, Oregon, is a scenic and fast-evolving rural community nestled in Deschutes County, perfectly positioned along Highway 20 between the cities of Bend and Sisters. Just 7 miles from Bend and 15 miles from Sisters, Tumalo offers an appealing blend of small-town atmosphere with immediate access to the economic and cultural centers of Central Oregon. This makes it not only a desirable place to live, but also a strategic location for business owners and commercial operators who want visibility, accessibility, and a connection to a growing customer base.

One of Tumalo's most compelling features for commercial activity is its high volume of pass-through traffic. Situated directly on Highway 20—one of the region's key east-west corridors—Tumalo sees a steady stream of daily commuters, outdoor recreationists headed to the Cascades, and visitors traveling between Bend, Sisters, and beyond. This consistent traffic flow creates excellent exposure for local businesses, particularly those in retail, food and beverage, and service sectors. For entrepreneurs looking to establish or expand in Central Oregon, Tumalo provides the rare combination of rural charm and highway visibility—a commercial sweet spot.

Local businesses in Tumalo have tapped into this advantage with a mix of unique dining options, artisan shops, and inviting outdoor spaces. The town has also become known for its flourishing craft beverage scene, with locally produced cider, beer, and spirits drawing in both residents and tourists. These establishments benefit from a customer base that includes both loyal locals and a continual influx of travelers looking for a memorable stop between destinations. With its strong sense of community, natural beauty, and highly visible location, Tumalo offers significant potential for commercial operators seeking to serve Central Oregon's growing and dynamic population.

Sources:

<https://www.oregon.gov/odot/Data/Pages/Traffic-Counting.aspx>

<https://cascadebusnews.com/tumalo-cider-company/>

<https://www.newyorker.com/magazine/1988/10/24/tumalo>

<https://www.tumalocoffee.com/>

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