

FOR SALE

19330 Pinehurst Rd | Bend, OR

Now Offered at \$6.9M

FARM-TO-BOTTLE MANUFACTURING CAMPUS | OWNER-USER OR INVESTMENT OPPORTUNITY



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

FOR SALE

19330 Pinehurst Rd | Bend, OR



PROPERTY SUMMARY

Sale Price	\$7,900,000 \$6,900,000
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

Acquire one of Central Oregon's most iconic craft beverage epicenters—the birthplace of Crater Lake Spirits and Ablis CBD. Located just 10 minutes from Bend along Highway 20, this 23+ acre turnkey operation features six structures totaling nearly 33,000 SF, 18 acres of water rights, and Cascade Mountain views. The grounds include a popular community dog park, fostering local engagement.

The property supports a complete farm-to-bottle ecosystem—from cultivation and processing to bottling and tasting. Building E is fully leased, providing in-place income and offsetting approximately 50% of operating expenses.

Ownership is open to leasing back remaining buildings, providing income and flexibility for 1031 exchange buyers or owner-users. This unique property offers both established legacy and future potential. FF&E excluded but negotiable.



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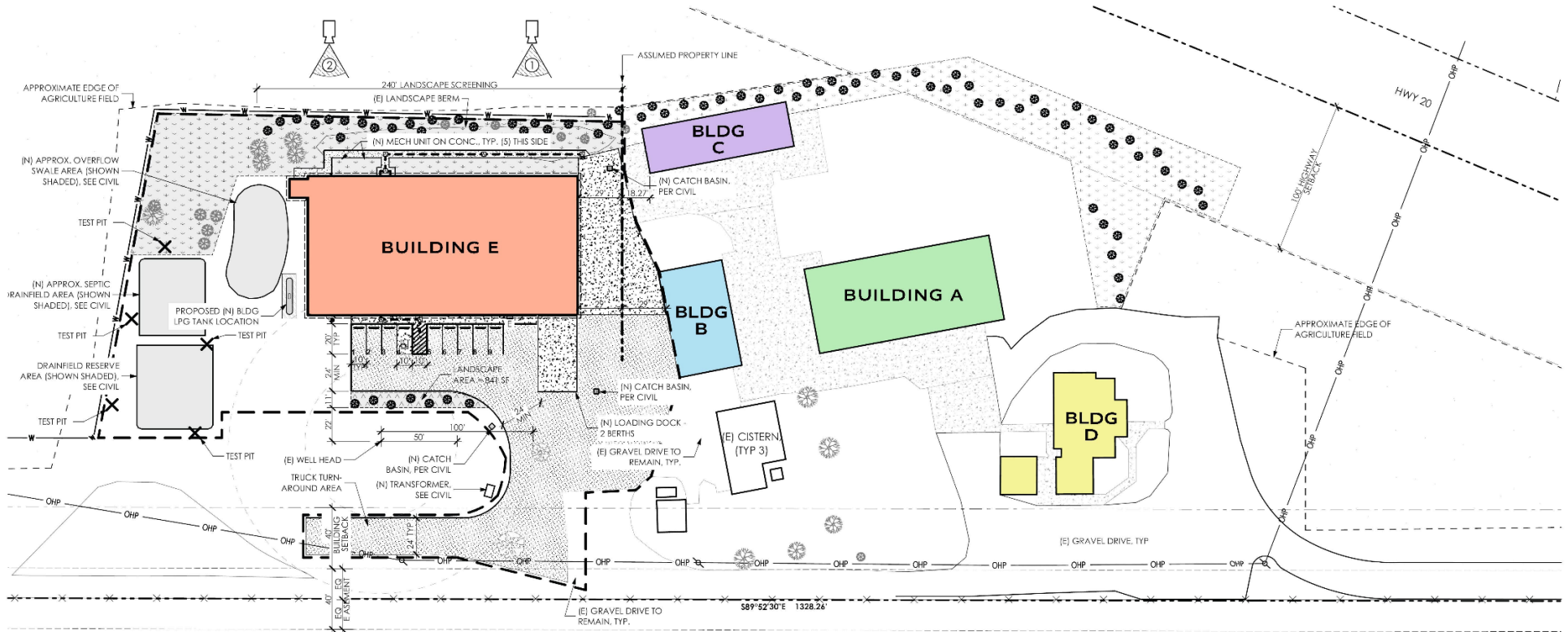
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Site Plan

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



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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 keggling areas are approved for hazardous materials storage approved up to H-3
- Extra storage
- Second floor offices with production-floor viewing
- Potential leaseback opportunity (Buildings A-D)



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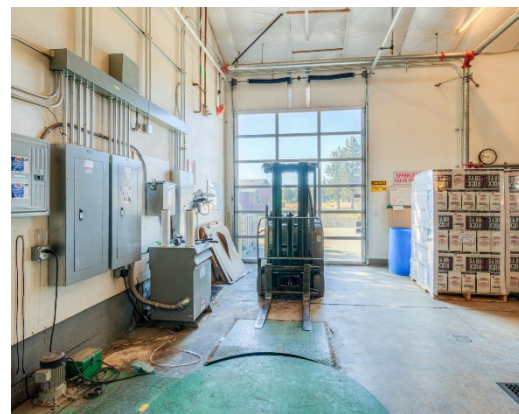
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NAICascade

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Building A Photos- First Floor



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Building A Photos- Second Floor



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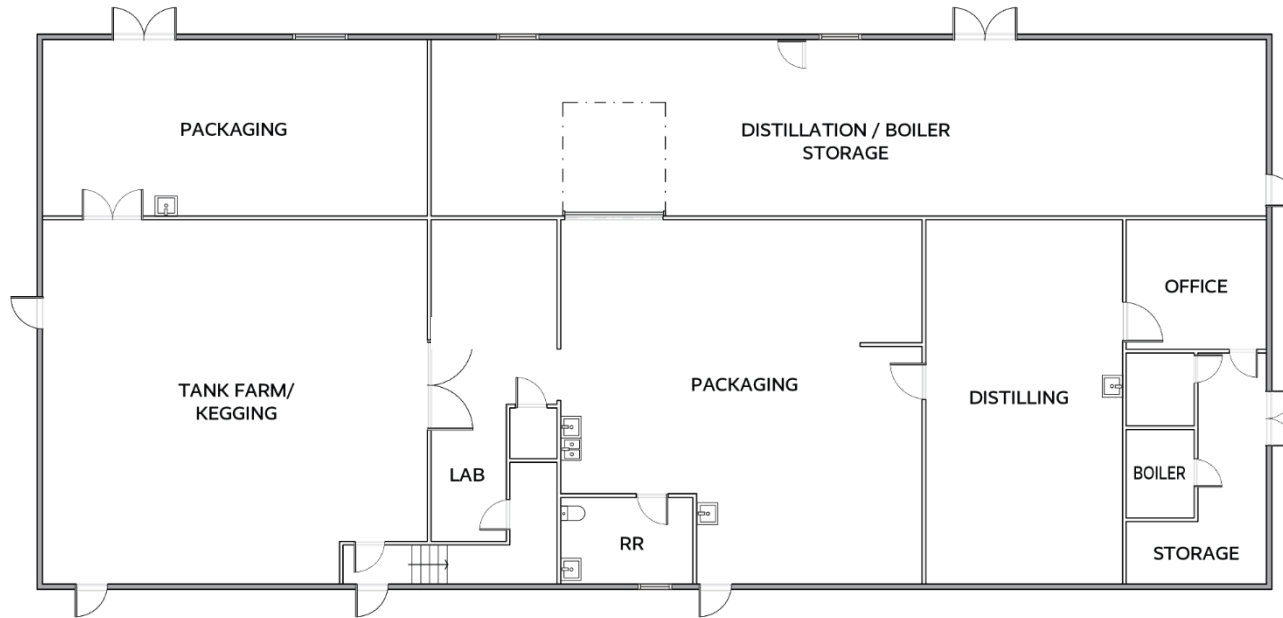
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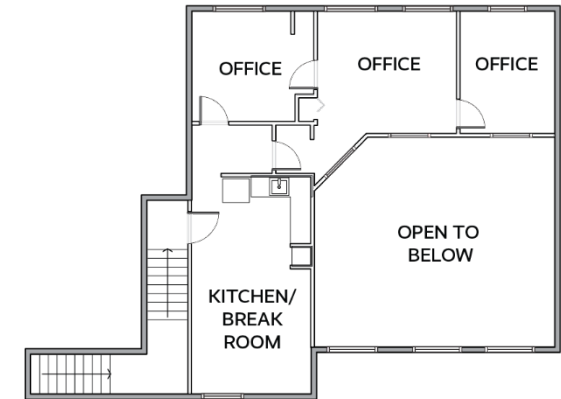
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Building A Floor Plans



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



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



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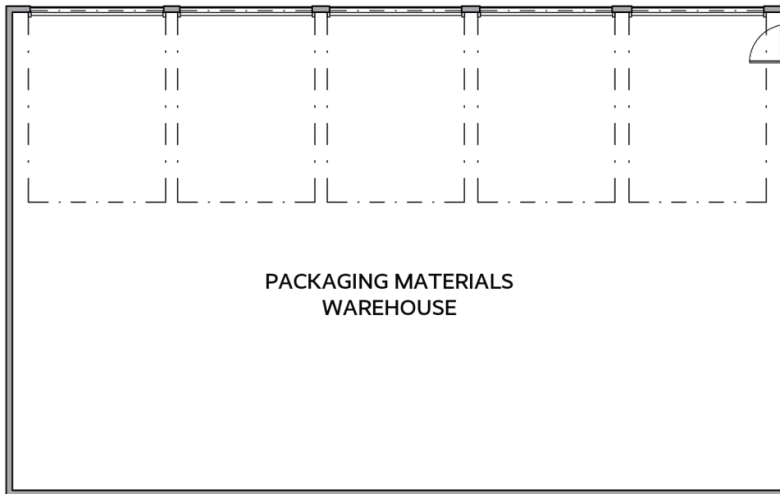
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Building B

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
- Potential leaseback opportunity (Buildings A-D)



BUILDING B
2,940 SF



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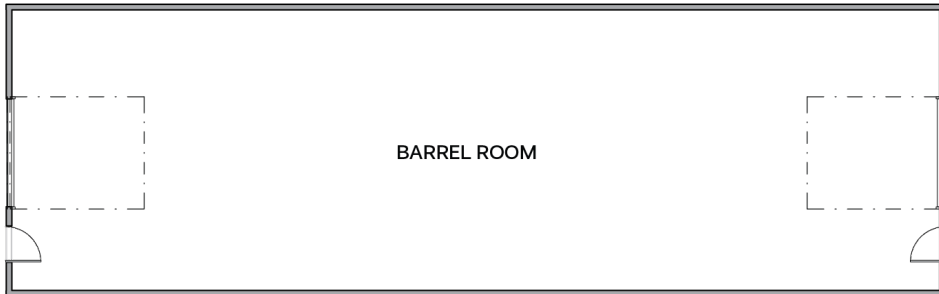
Building C

Building C

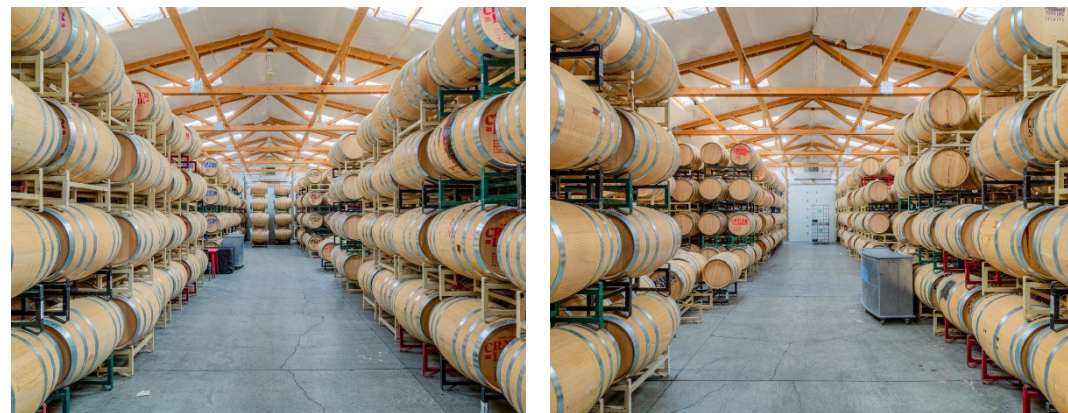
Barrel aging and storage

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
- Potential leaseback opportunity (Buildings A-D)



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
- Potential leaseback opportunity (Buildings A-D)

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
- Potential leaseback opportunity (Buildings A-D)



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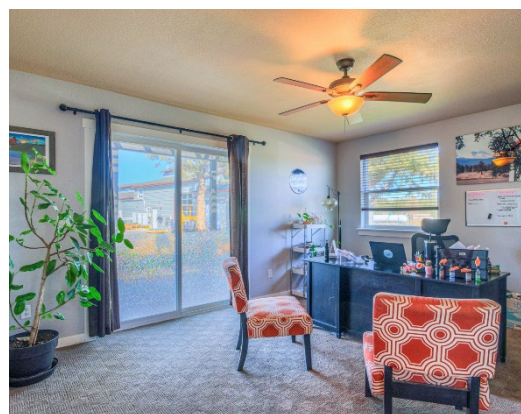
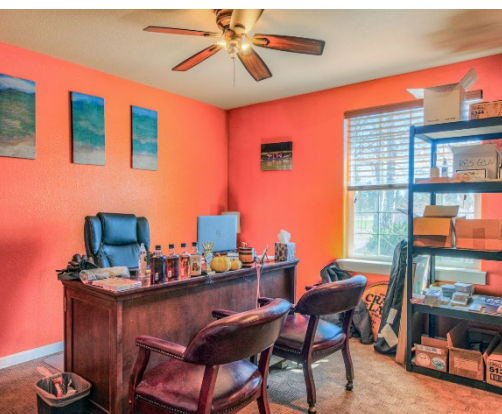
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 NAI Cascade

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Building D Photos



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Building D Annex Photos



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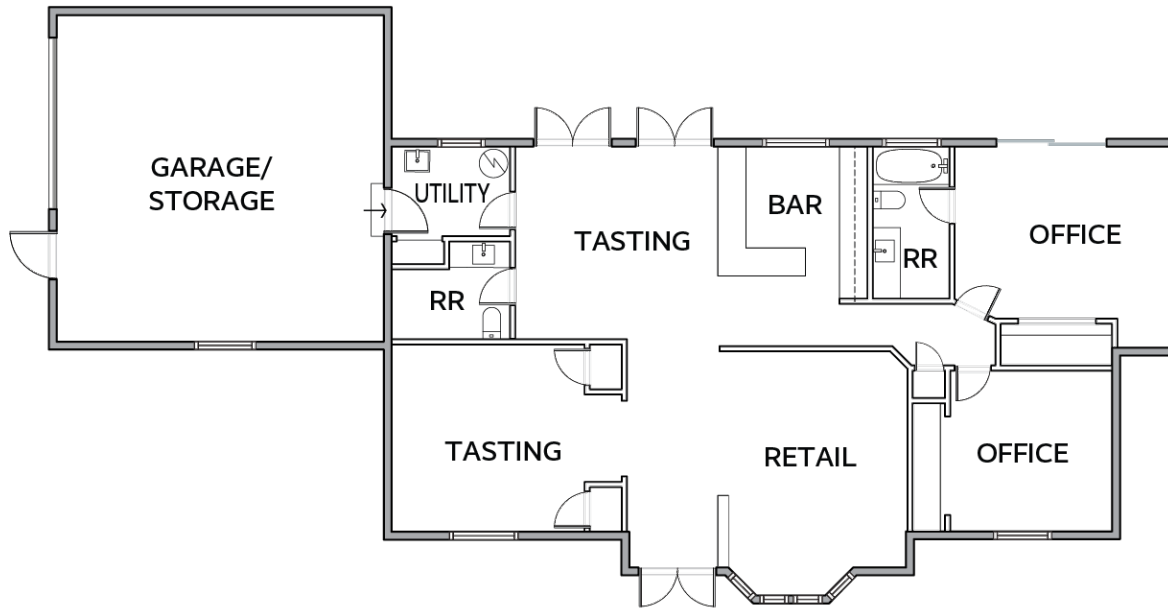
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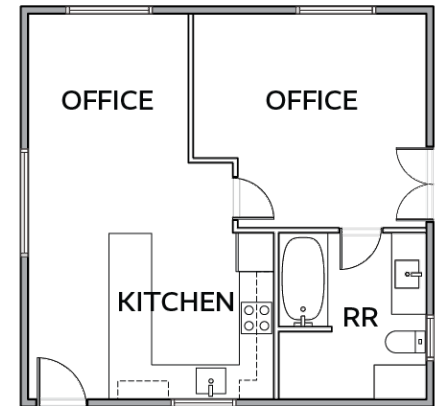
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Building D Floor Plans



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
- Fully leased to Humm Kombucha under a 3-year NNN lease at \$0.95/SF/MO providing stabilized, in-place income
- NNN reimbursement cover approximately 50% of the total property operating expenses



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Building E Photos



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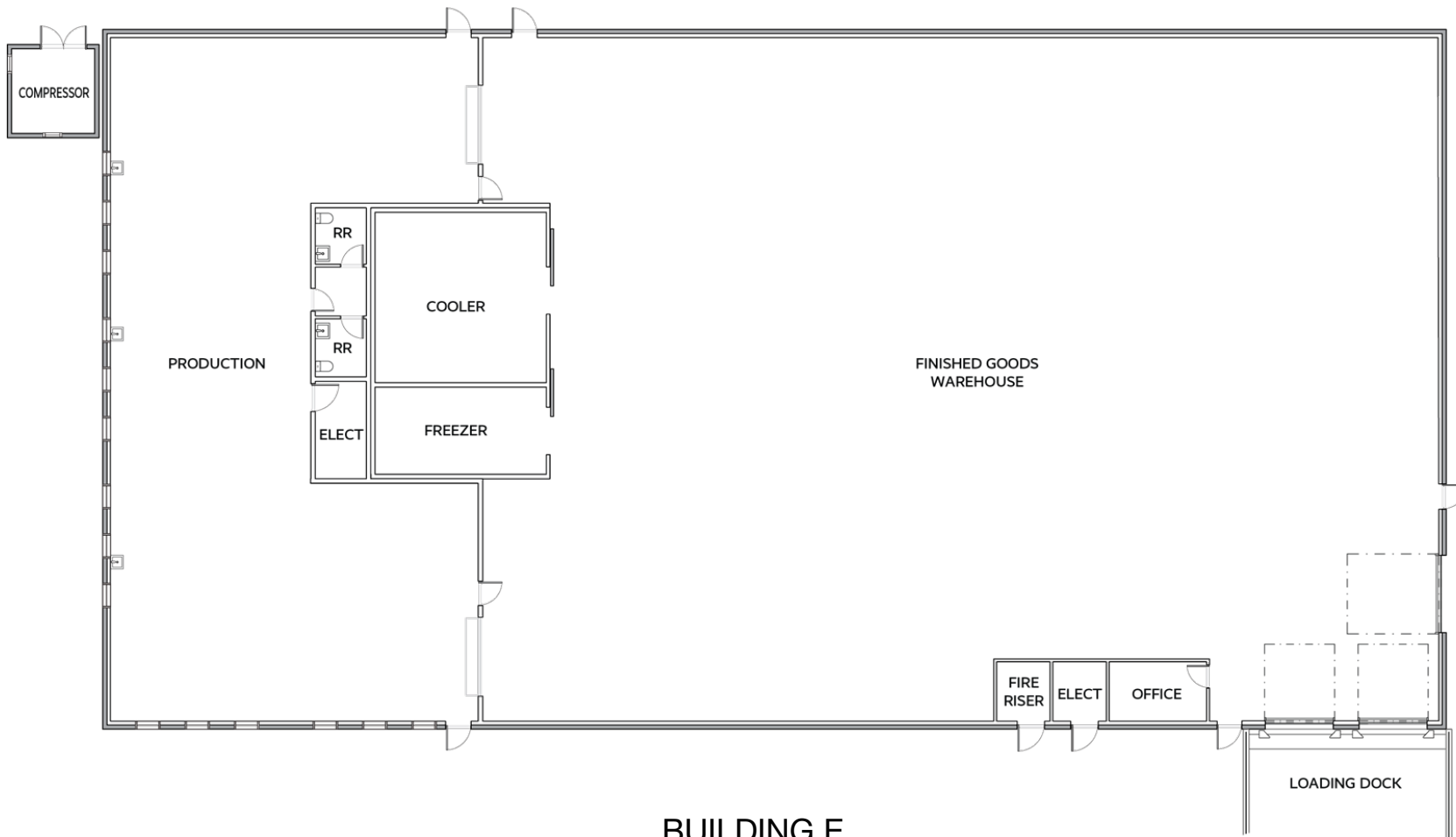
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Building E Floor Plan



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
- **In-place income** from fully leased Building E (Humm Kombucha)
- **NNN reimbursements offset** ~50% of operating expenses
- **Additional income** potential via seller leaseback (Buildings A–D)
- **Flexible acquisition:** owner-user, investor, or hybrid
- **Phased occupancy potential**

The ideal buyer will be an investor, 1031 exchange buyer, or owner-user with phased occupancy needs—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

19330 Pinehurst Rd
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

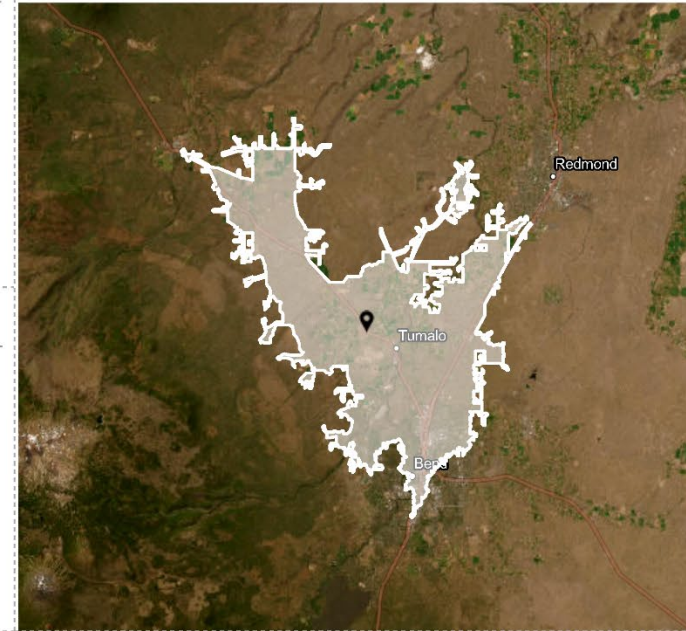


13%

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>

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NAICascade



Jenn Limoges, CCIM | Partner, Principal Broker

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023
Cascades East Association of Realtors Commercial Transaction of the Year Recipient 2025

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions



Paul Evers | Broker

Veteran Entrepreneur, Commercial Broker

Paul Evers, a seasoned entrepreneur, boasts a successful track record leading startups in creative services, craft brewing, and cold brewed coffee. Consistently acting as a catalyst for transformation, he dedicated much of his career to converting mundane commercial spaces into vibrant, human-centered environments across various sectors.

Now moving into a commercial real estate broker role, Paul brings a unique perspective shaped by his extensive experience in developing commercial spaces, spanning from craft brewpubs and coworking creative hubs to production facilities. His honed ability to identify opportunities others might overlook is fueled by a deep passion for creative problem-solving, which he looks forward to leveraging for the benefit of his clients.

In addition to his entrepreneurial career, Paul holds a strong commitment to community involvement. He has co-founded and led several non-profits in the area, including TEDxBend, Bend Volunteer Corps, and Cultivate Bend, as well as serving on the board of Sisters Folk Festival and on the Oregon Food & Beverage Council.



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