

State-of-the-Art Industrial Facility

FOR SUBLEASE

275 W LUNDGREN MILLS DR | SISTERS, OR



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RE/MAX
KEY PROPERTIES
COMMERCIAL

275 W Lundgren Mills Drive

SISTERS, OREGON

A rare opportunity to secure a state-of-the-art industrial facility in Sisters, Oregon. This recently constructed (2019) multi-purpose facility offers premium manufacturing, laboratory, and office space with exceptional features and flexibility for various industrial applications.



Property Overview

Opportunity Type	Sublease through August 14, 2026 <ul style="list-style-type: none">Potential for longer-term lease extension (market rate will apply after sublease term)Available for immediate occupancy
Lease Structure	Modified gross lease
Rate	<ul style="list-style-type: none">\$12,500/month (current)\$13,500/month (beginning August 15, 2025)
Former Tenant	Laird Superfoods

Building Specifications

Total Building Size	18,091 SF
Space Breakdown	<ul style="list-style-type: none">• Clear span, air-conditioned warehouse: 7,134 SF• Class A office space: 5,995 SF• Clean room/food production: 3,471 SF• Mezzanine office/storage space: 1,491 SF
Year Built	2019
Ceiling Height	28' at peak

Technical Specifications

Power Infrastructure	0.82 acres
Lot Size	<ul style="list-style-type: none">• 800 AMP 3-phase 277/480 volt• 500 KVA backup Caterpillar diesel generator
Loading	<ul style="list-style-type: none">• Two 12'x15' grade-level roll-up doors• Potential to add loading dock• Easy ingress/egress for large semi-trucks
Climate Control	<ul style="list-style-type: none">• High-performance HVAC infrastructure• Climate-controlled warehouse
Special Features	<ul style="list-style-type: none">• Fully sprinklered building• Laboratory space with dedicated exhaust• Clean rooms with epoxy finishes

Amenities & Facilities

Parking	<ul style="list-style-type: none">• 27 dedicated parking spaces• 25 additional spaces on neighboring lot• Two electric vehicle charging stations
Outdoor Amenities	<ul style="list-style-type: none">• Expansive outdoor seating (covered and uncovered)• Fenced outdoor storage available onsite
Versatile Infrastructure	Equipped to serve a wide variety of businesses, including biotechnology, pharmaceuticals, food/beverage manufacturing, building products manufacturing, general manufacturing, and distribution and warehousing.
Strategic location	<ul style="list-style-type: none">• Exceptional highway connectivity• Located in a growing hub for specialty manufacturing• Easy access for shipping and distribution
Premium construction	<ul style="list-style-type: none">• Class A office space• State-of-the-art industrial specifications• Modern, high-tech facility built in 2019

Location
Advantage

The property is strategically positioned in the Sisters Business Park with excellent accessibility to major transportation routes:

- Direct access to Highway 20 and Highway 126
- Convenient for distribution and logistics
- Prime location for regional operations



About Sisters

Located in the heart of Central Oregon, Sisters is a vibrant and fast-growing community known for its scenic beauty, strong tourism economy, and high quality of life. Nestled at the base of the Cascade Mountains, Sisters blends small-town charm with year-round recreational opportunities, making it a sought-after destination for both residents and visitors alike.

The town is recognized for its western-themed architecture, thriving arts and cultural scene, and an active calendar of events, including the renowned Sisters Rodeo and the Sisters Outdoor Quilt Show — the largest of its kind in the world. These attractions, combined with a robust outdoor recreation industry—ranging from hiking, biking, and skiing to fly fishing and rock climbing—drive consistent foot traffic and economic activity throughout the year.

Sisters is experiencing steady residential and commercial growth, fueled by migration trends favoring lifestyle-driven locations. With proximity to Bend (approximately 20 miles to the southeast) and access via U.S. Route 20, the town benefits from regional connectivity while maintaining its unique identity and community-oriented atmosphere.

The strong demographic trends, increasing demand for retail and service-based businesses, and the area’s commitment to managed, sustainable development position Sisters as a prime location for commercial investment.

3,823

POPULATION

47.26

MEDIAN AGE

1,299

HOUSEHOLDS

72%

OWNER OCCUPIED
HOUSING

42.3%

BACHELOR'S
DEGREE OR HIGHER

\$81k

MEDIAN HOUSE-
HOLD INCOME



























For more information, please contact:

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