

FOR SALE  
**CESSNA INDUSTRIAL BUILDING**



## BALDWIN INDUSTRIAL PARK

2816 SW Cessna Drive | Prineville, OR 97754



**EXCLUSIVELY OFFERED FOR SALE: \$4,900,000**

**\$101.76/per RSF**

- Constructed in 2002
- Total RSF = 48,150+/-
- 45,000/Sq.Ft. Warehouse+
- Total tax lot = 2.71 Acres (118,047 SF)  
Approximately 26,000/Sq.Ft. yard area
- Zoned: Industrial
- Three Phase 480-volt, Electrical Service
- Located at Baldwin Industrial Park



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 **FRATZKE**  
COMMERCIAL  
REAL ESTATE ADVISORS



*With you every square foot of the way*

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**1. PROPERTY DETAILS/OVERVIEW**

**2. AERIAL & TAX MAP**

**3. PROPERTY PHOTOS**

**4. CENTRAL OREGON MARKET OVERVIEW**

**5. GET TO KNOW PRINEVILLE**



## PROPERTY OFFERING DETAILS:

- 45,000 +/-SF warehouse
- 3,150 +/- SF two story office space with separate restrooms, offices, break room, second floor exterior deck, lower-level mechanics shop/parts area
- Building height is 25 foot at the eave and 28 foot and the center of the beam
- Building dimensions are 150 feet wide by 300 feet deep
- Construction:
  - Pre-engineered steel structure with zero load bearing interior supports
  - Metal roof
  - 8 inch CMU block wainscot base
- Tax lot dimensions measure 435 feet deep by 270 feet wide.
- 40+ Parking Stalls
- Zoned: Industrial
- Entire site is paved, fenced and gated for security
- 72' Semi Truck/Trailer can enter and drive completely around the building and exit f
- Three Phase 480-volt, electrical service
- Electrical transformer was upgraded from 250KVA to 500KVA.
- Water Line: Not yet confirmed but assumed to be ½ to 1 inch
- Natural Gas: Estimated to be a 2-inch line
- Building is fully sprinkled with a charged fire suppression system (Wet System)
- There are six (6) man doors and two (2) 18-foot high by 20 foot wide roll up doors

# AERIAL & TAX MAP



PROPERTY PHOTOS



PROPERTY PHOTOS





WAREHOUSE



WAREHOUSE



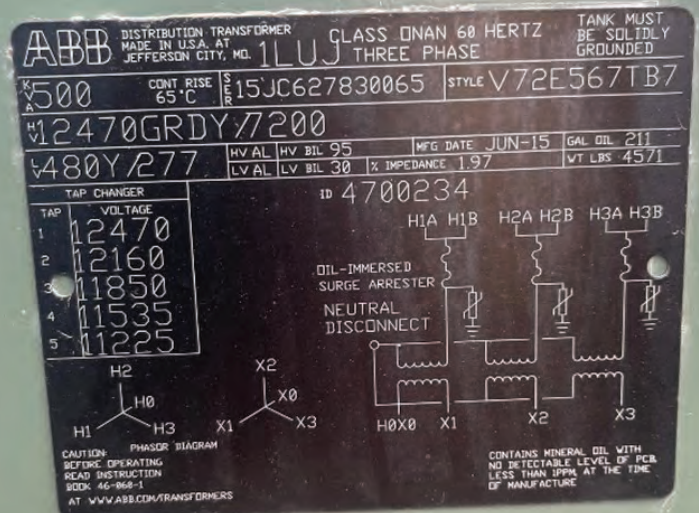
# PROPERTY PHOTOS



OFFICE



CONFERENCE ROOM



PLAQUARD ON ELECTRICAL CONTROL GEAR

# GET TO KNOW PRINEVILLE



## *The Authentic Capital of Central Oregon*

### About Prineville/Crook County

Established in 1868, Prineville is the oldest community in Central Oregon and one of the state's first incorporated cities. Prineville's origins are tied to the land in agriculture, forest products, the railroad, and manufacturing.

As a community, we are united in our efforts to grow and diversify Crook County's economic base, ensuring long-term economic vitality, and providing residents with family-wage jobs. When you visit Prineville and surrounding areas in Crook County, you'll discover the heritage of a frontier town, the ideals of the area's family focus, and the pride of a community dedicated to progress.

## Why Prineville?

- **Access to Regional Workforce** – Close to the geographic center of the region.
- **Home to National Data Centers** – Find out why Apple and Facebook chose Prineville.
- **Access to State Highway System** – Direct transportation connections to border states and newly paved commercial trucking routes.
- **Access to Multi-Modal Freight** – Prineville owns and operates one of the few city-owned railroads in the country with access to two class 1 railroads (Burlington Northern Santa Fe & Union Pacific).
- **Incentive Programs for Growing and Relocating Businesses** – Tax abatement, workforce training, low-cost industrial land, fast-track permitting, and fee reductions.
- **Favorable Business Costs** – Competitive power, lease, wage, and tax rates
- **Livability** – Boating, camping, fishing, golfing, hiking, horseback riding, hunting, rock climbing, skiing, swimming, tennis, and rafting all within 30 minutes.
- **Recent Investments in Education & Healthcare** – Career and technical training in manufacturing at Crook County High School, newly constructed Central Oregon Community College/Oregon State University Open Campus and new easily accessible St. Charles Health System facility.

# GET TO KNOW PRINEVILLE

## Why Prineville?

### CENTRAL OREGON OVERVIEW



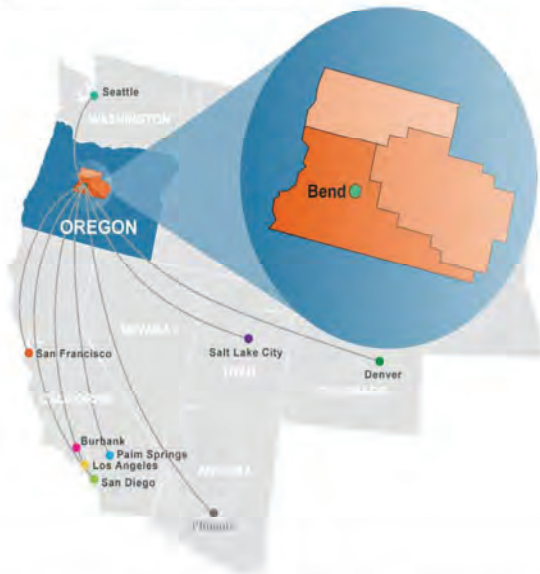
**Regional Population:** 253,761  
(2021 estimate from [Portland State University](#))



**Regional Labor Force:** 123,953  
(seasonally adjusted total for 2021 from [Oregon Employment Department](#))



**Bend-Redmond MSA GDP Per Capita:** \$54,390  
(2020 estimate from the [Bureau of Economic Analysis](#))  
\*Bureau of Economic Analysis data is only available for the Bend-Redmond MSA



Access to and from our region has never been easier with five national carriers flying up to 54 segments daily to nine international airports. Central Oregon is served by one of the most vibrant and successful regional airports in the country at Redmond (RDM).

### POPULATION



Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth. With millions of visitors annually, Central Oregon continues to attract thousands of new residents from all over the country each year for its outdoor amenities, arts and culture opportunities, quality healthcare, and a growing education system.

POPULATION CHANGES FOR CENTRAL OREGON		
Area	Percent Change 2010 - 2021	Net Migration % 2010 - 2021
Oregon	11.4%	85.2%
<b>Counties</b>		
Deschutes County	28.9%	89.0%
Crook County	21.5%	81.1%
Jefferson County	14.6%	63.7%

Source: Population Research Center, PSU 2021; Oregon Employment Department 2021

*"Central Oregon's economic growth is stronger than the state and nation overall. The primary reason is the high quality of life that attracts new residents. Faster population growth means local businesses can hire and expand at a faster rate due to the influx of working-age migrants and the growing labor force."*

**Josh Lehner**  
Economist,  
Oregon Office of Economic Analysis

Population	County 26,125 ; City 11,245
Median Age	County 46.8 ; City 40
Labor Force	County 11,428 ; City 5,361
Median Home Price	County \$413,958 ; City \$369,265
Median Household Income	County \$63,364 ; City \$48,721

# GET TO KNOW PRINEVILLE



## COMMUNITY BUSINESS ASSETS



### LAND & UTILITIES

Prineville is home to two Fortune 50 data centers, Meta and Apple, with Meta's campus being their flagship and largest in their fleet. These large industrial developments inspired the engineering of the award-winning Crooked River Wetlands project and Aquifer Storage and Recovery project to support sustainable water and wastewater needs locally. Prineville is one of the only cities in Oregon with 80+ acre sites available at some of the most competitive land and utility prices in the west, along with long-term incentives that help make large scale projects a reality.



### EDUCATION

The Crook County School District experienced a 4.9% increase in enrollment for the 2021-22 academic year, the highest surge in Central Oregon. Crook County High School continues to expand their Career Technical Education (CTE) programs in health sciences, culinary arts, manufacturing/engineering, natural resources, and more. Central Oregon Community College and Oregon State University Extension share an open-campus in Prineville, offering both credit and non-credit courses. Baker Technical Institute's first satellite campus in Prineville is a leading provider of CTE programs focused on developing the next generation of skilled workers, technology innovators, entrepreneurs, and community leaders in rural areas.



### TRANSPORTATION

Prineville has their own municipally-owned short line Railway, connecting to the BNSF Railway and Union Pacific main lines, complimented by the Prineville Freight Depot. The Railway offers a Regional Multi-Modal Transportation Hub that provides the Central Oregon region with transload, reload, storage, and managed distribution services. The Prineville Airport is conveniently located on Hwy 26, connecting to U.S. Highway 97, and offering on-site aircraft maintenance, fuel service, hangar space for sale or lease, and buildable acreage, both airside and landside, for general aviation/aerospace operations or manufacturing.

# GET TO KNOW PRINEVILLE

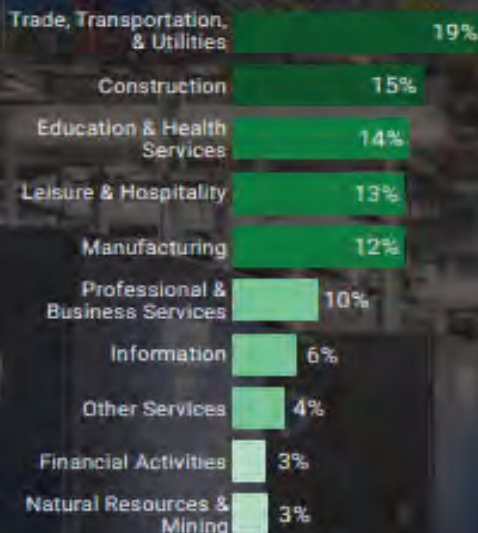
## TOP EMPLOYERS

CROOK COUNTY RANKED **#2** IN OREGON FOR INCOMING INVESTMENT WITH **7.8%** BUSINESS GROWTH.

SMARTASSET, 2021

### 2021 Crook County Industry Composition

Private by Employment



Source: State of Oregon Employment Department, 2021

Prineville offers a collaborative and tight-knit community. An economy that was traditionally driven by forest products, Les Schwab Tires, and agricultural operations, now boasts some of the largest employers in the region in the form of high-technology data centers and supporting sector employers.

Crook County's dynamic and diversifying industry portfolio includes Natural Products, Building Products, High-Technology, Renewable Energy, Aviation/Aerospace, and Advanced Manufacturing.

Rank 2022	Rank 2021	2022 Crook County Largest 20 Employers (Private & Public)	Employees 2022	Employees 2021
1	1	Les Schwab Prineville Operations	444	436
2	4	Rosendin Electric Inc.	415	317
3	2	Crook County School District	408	395
4	3	Meta Platforms, Inc., Facebook	350	350
5	5	Brasada Ranch	280	250
6	T-6	Crook County	234	223
7	9	Ochoco National Forest	219	191
8	T-6	St. Charles Health System	217	223
9	8	Endura Products	206	200
10	10	Bureau of Land Management (BLM)	182	164
11	11	Western Heavy Haul & SMAF	171	155
12	12	City of Prineville	91	91
13	13	McDonald's	80	75
14	14	Fontana Wood Products	65	64
15	15	Bright Wood Corporation, Prineville	62	56
16	17	Erickson's Thriftway	53	50
17	18	Ray's Food Place	45	46
18	16	Bi-Mart	44	51
19	NL	Buckstop Truckware	41	30
20	17	Mosaic Medical	37	50

NL = Not Listed | NC = Not Collected | T = Tied

### FOUNDATIONS OF PRINEVILLE'S ECONOMY



# GET TO KNOW PRINEVILLE



## NEW RESIDENTS, NEW IDEAS & NEW ENERGY

**#1**  
TOP 10  
COOLEST PLACES  
TO GO IN THE  
NEXT 10 YEARS

-FORBES, 2021

With over 4.5 million visitors flocking to Central Oregon each year, it proves a great introduction to our region's culture, lifestyle and a great first impression for businesses. Central Oregon and the Bend-Redmond MSA continually top the nation in population growth. In fact, Bend has been among the 15 fastest growing cities in the U.S. five of the last six years. While our population grows, so does our workforce. We're cultivating a community that has consciously decided to live here and attracting new talent pools to serve the increasing demand for labor.

### POPULATION TOTALS FOR CENTRAL OREGON

Area	2000	2010	2015	2020	2021	% Growth 2010-2021
Oregon	3,421,399	3,837,300	4,013,845	4,237,256	4,266,620	11.4%
Crook County	19,184	21,020	21,085	23,440	25,482	21.5%
Deschutes County	115,367	157,905	170,740	197,015	203,390	28.9%
Bend	52,029	76,740	81,310	92,840	100,922	24.1%
La Pine	Not incorporated	1,660	1,670	2,005	2,654	37.7%
Redmond	13,481	26,225	27,050	32,215	36,122	27.4%
Sisters	959	2,040	2,280	3,220	3,286	38.0%
Unincorporated	48,898	51,240	53,151	66,735	60,406	15.3%
Jefferson County	19,009	21,750	22,445	24,105	24,889	14.6%
Tri-County Total	153,560	200,675	214,270	244,560	253,761	20.9%

Source: Population Research Center, PSU. 2000 & 2010 Census numbers are for April 1 of that year; 2015-2021 data are for July 1 of that year.

## MOVE

We guide employers outside the region through the relocation process as a resource for regional data, incentives, talent, site selection, and A-Z problem solving.

### Business Cost Comparison

Oregon offers more incentive programs to traded-sector\* businesses than Washington or California. Even without taking those incentives into consideration, Oregon is still a more cost-effective choice for doing business. Contact EDCO for a detailed look at the business costs in Central Oregon.

\*companies that sell their products or services outside the area, bringing new jobs and capital investment to the area

	OR	CA	WA
Avg Electricity Rate (¢/kWh)	6.16¢	15.14¢	5.87¢
Avg Natural Gas Rate (\$/kcf)	\$4.73	\$9.74	\$7.72
State & Local Sales Tax Rate	None	7.25%*	6.5%*
State Business Tax Climate Index	#22	#48	#15

Sources: Tax Foundation 2022, US Energy Information Association (Natural Gas) 2021, US Energy Information Association (Electricity) 2021



"While our move to Central Oregon may have started for personal reasons, it has allowed us to do more with our business than we thought possible. It has allowed us to hire amazing employees - the available talent here in Central Oregon has proven to be of the highest caliber and checked full of integrity. Sometimes you feel like you can get lost in a big city. In Sisters we have been able to be part of a growing and nurturing business community." - Wyatt Woods, President and Owner, Holy Kakow

### Case Study: Holy Kakow



Founded in Portland in 2009, Holy Kakow creates premium organic chocolate sauces and syrups that are used in coffee shops across the nation and globe. After running the business for nearly a decade, Founder Wyatt Woods decided a move to the City of Sisters would be beneficial for his family. The next step was to figure out how to move the successful business. After EDCO's help with site selection, incentives, permitting, and more, Holy Kakow was able to move their operations into a new building in the Sisters Business Park. The relocation allowed them to scale for growth, even during the pandemic, expanding their employment from three to eight in the span of a couple months. Holy Kakow have their sights set on new product launches. With the backing of the community and the growing number of craft food businesses in Sisters, the company is surrounded by a strong business ecosystem to help them succeed.

# CENTRAL OREGON MARKET OVERVIEW

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Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – an accolade no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

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**259,127**

**REGIONAL POPULATION**

*2020 estimates from  
Portland State University*

**123,953**

**REGIONAL LABOR FORCE**

*Seasonally adjusted total for Q4 2019  
from Oregon Employment Department*

**#2**

**FASTEST GROWING  
CITIES IN THE U.S.**

*- Wallet Hub 2020*

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## WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with thousands of new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing work-force, talent, quality healthcare, transportation, or infrastructure.

**GROWTH**

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

***"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT.  
Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."***

*—Scott Allan, GM, Hydro Flask*

**#2**

**FASTEST JOB GROWTH  
IN THE U.S.**

*- Forbes, 2019*

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**DESCHUTES COUNTY**

**#1**

**COUNTY RECEIVING MOST  
INVESTMENT IN OREGON**

*- SMARTASSET, 2020*

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# TRANSPORTATION

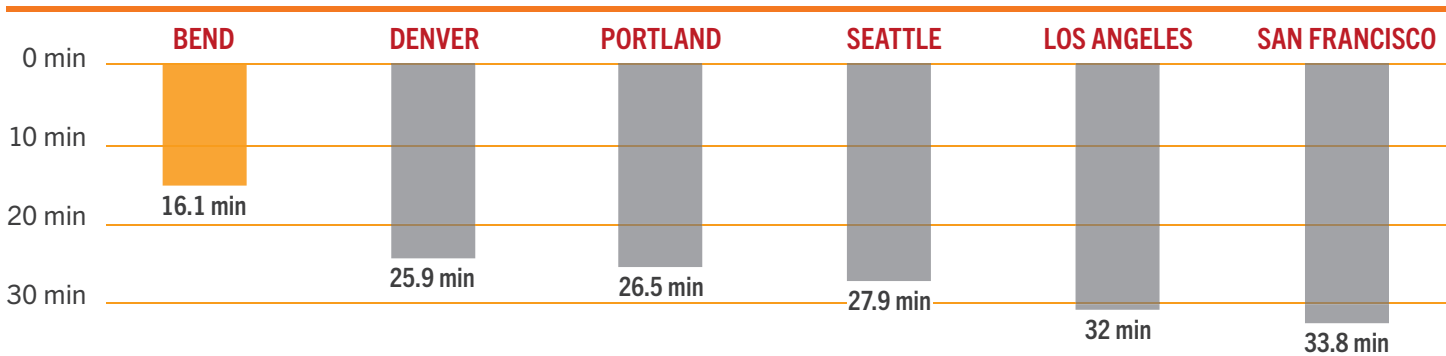


Redmond Municipal Airport (RDM) provides commercial air service with an average of 27 daily outbound flights to Denver, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Diego, San Francisco, San Jose and Seattle via seven carriers (Alaska, Allegiant, American, Avelo, Boutique, Delta, and United.)

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR), and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

**AVERAGE COMMUTE TIMES** The Central Oregon average commute time is 24 minutes each way, saving the average worker over one work week per year! ([Census.gov 2019](https://www.census.gov))



TRAVEL TIME/  
DISTANCE



CAR



TRAVEL TIME



AIR



- Bend, OR
- Portland, OR • 3 hrs. 13 min./153 mi.
- Medford, OR • 3 hrs. 22 min./173 mi.
- Olympia, WA • 4 hrs. 55 min./269 mi.
- Boise, ID • 5 hrs. 19 min./317 mi.
- Seattle, WA • 5 hrs. 45 min./328 mi.
- San Francisco, CA • 7 hrs. 54 min./491 mi.
- Los Angeles, CA • 12 hrs. 39 min./821 mi.

- Redmond, OR (RDM)
- Portland, OR • 30 min.
- Seattle, WA • 1 hr. 10 min.
- San Francisco, CA • 1 hr. 10 min.
- Salt Lake City, UT • 1 hr. 30 min.
- Burbank, CA • 1 hr. 30 min.
- Los Angeles, CA • 2 hrs.
- Denver, CO • 2 hrs. 24 min.
- Phoenix & Mesa, AZ • 2 hrs. 30 min.
- San Diego • 2 hrs. 40 min.



# SERVICES AND INFRASTRUCTURE

## Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy, and reliability.

## Education



Central Oregon is well-recognized for its high-level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, our higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## Healthcare



Top quality healthcare is one of the crown jewels of Central Oregon. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,600 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

## LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.



30 Golf Courses



Miles and Miles of Trails



Thriving Arts and Culture Scene



32 Breweries and Counting



300 Days of Sunshine

**#1**

**BEST PERFORMING SMALL CITY  
FOUR YEARS IN A ROW!**

- MILKEN INSTITUTE, 2016, 2017, 2018 & 2019

**#7**

**SMALL CITIES FOR  
BUSINESS AND CAREERS**

- FORBES, 2019

**TOP 100**

**BEST PLACES TO LIVE IN  
AMERICA**

- MONEY, 2019 & LIVABILITY, 2020

**#8**

**BEST PLACES TO LIVE  
IN THE U.S.**

—NEW YORK POST, 2016

**#3**

**MOST FITNESS FRIENDLY  
PLACE IN THE U.S.**

—NEW YORK POST, 2016