

# QUALITY CENTRAL OREGON INDUSTRIAL PROPERTY FOR SALE OR LEASE



265 AND 275 E. BARCLAY DRIVE, SISTERS, OREGON

**NEWER, WELL-MAINTAINED WAREHOUSE/PRODUCTION FACILITY**  
High Ceiling and Ample Power Building with Showroom, Offices, Surplus Land and More



# AMENITY-FILLED PROPERTY IN A COMMERCE-FRIENDLY COMMUNITY



## LARGE WAREHOUSE/INDUSTRIAL/PRODUCTION BUILDING

265 and 275 E. Barclay Drive, Sisters, Oregon

**\$2,750,000**

Asking Sales Price

**9,445+- SF / 2.11 Acres**

Building / Land Size

**\$1.10 NNN**

Lease Rate Per SF, Per Mo.

# PROPERTY SUMMARY



Sitting on 2.11 acres just one half-mile from Hwy. 20 and Hwy. 126, this Barclay Drive property is located in the upscale Sisters, Oregon business park area. It consists of two tax lots and is available to purchase or lease.

The 9,445 square foot building was constructed in 2014. For ten years, it served as the Three Creeks Brewing headquarters and brewery facility. It was designed and built with production, warehousing, employee satisfaction, and public interaction in mind. It has been well maintained and will be fully available for occupancy in February, 2025.

Consider these amenities:

- > 12' roll up doors, loading area, and full circular truck access driveway
- > 800-amp, three-phase power, AC in offices, and good natural light
- > Well insulated, steel frame, metal roof and metal sided building
- > Ceilings 30' at peak and 24' at eaves, w/ floor drains and overhead crane beams
- > Fully fire-suppression sprinkled. Fully plumbed with catchment tanks on site
- > Nicely finished offices, break room, and showroom, all with great views
- > Surplus land for extra parking, outside sales and storage, events, or...



**IDEAL FOR TECH OR  
TRADITIONAL USES**



**1/2 MILE +/- FROM  
HWY. 20 / HWY. 126**



**LOCATED NEAR  
ROBUST LABOR POOLS**



**MODERN MIXED-  
USE AREA**



**SMARTLY DESIGNED  
AND WELL BUILT**



**READY FOR  
OCCUPANCY**

## ADDITIONAL INFO

The Barclay Drive property is well designed for a variety of uses. Upstairs are multiple offices and a break room with jaw-dropping panoramas of the 10'000 foot high Cascade mountains. The building was sited to take advantage of the Three-Sisters Mountains views through the upstairs windows and from the upstairs balcony. These are great spaces for employees and/or clients to relax or meet to discuss business.

Downstairs is the warehouse and storage space, along with a former tasting room. The warehouse space itself is approximately 6,500

contiguous square feet, which does not include a couple of ancillary storage rooms (which could be parts rooms, clean storage areas, etc.). The tasting room (which could be a future retail showroom or lobby area) is nicely finished with lots of windows that create a warm and inviting atmosphere.

The property is situated in a nicer mixed-use area that is home to coffee shops, apartment flats, traditional manufacturing operations, retail establishments, and technology businesses. In addition, the Sisters Post Office is right up the street.



# ZONING / PURCHASE/LEASE OPTIONS



## Zoning/Use

This property is located in Sister's light industrial use zone. This zoning allows for light manufacturing, research, warehousing, and various service operations, uses that are considered "clean" industries. In addition, office and other commercial uses are allowed, which include contractor storage and sales (with a minor conditional use permit), veterinary services and animal kennels, and auto and recreational vehicle sales, as well as indoor recreation operations. Simply, this property is well suited for a wide, wide range of uses given the zoning, yard space, and parking capacity.

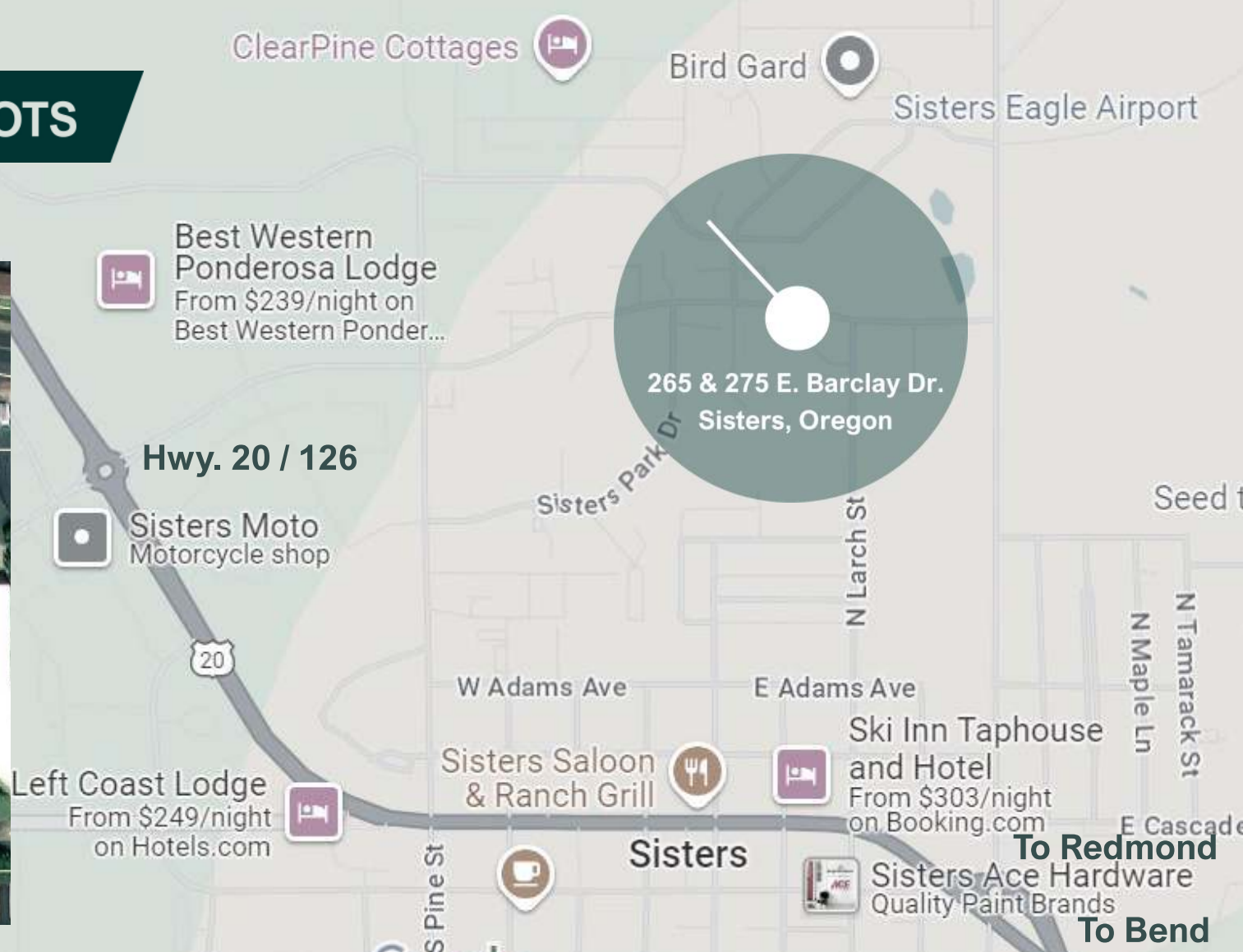
## Purchase and Lease Options

- > Purchase Option 1: Entire property (both tax lots and the building): \$2,750,000.
- > Purchase Option 2: One tax lot with building: \$2,250,000.
- > Lease Option: One tax lot with building: \$1.10 per square foot, per month, NNN. NNNs are estimated to be \$0.29 per square foot, per month.



# LOCATION / TAX LOTS

To Salem  
and Portland



The Barclay Drive property is located one-half mile from Highways 20 and 126, two of Central Oregon's main state roadways. Sisters is 18 miles northwest of Bend. Redmond is 16 miles to the east. Sisters is two-three hours from greater Portland, under two hours from Salem, six hours from Seattle, six hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. This airport is twenty minutes from the property. In addition, the Sisters Eagle Airport, is a two-minute drive from the building.

The two tax lots are indicated above. In addition to these tax lots, along the eastern property line is an easement favorable to 265 and 275 Barclay. It provides additional access to Barclay Drive which allows circular truck traffic to and from the building.

# COMMUNITY INSIGHTS



With a population of approximately 3,000 in a region with over 200,000 citizens, Sisters is a favorite of residents, business owners, and visitors alike. Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Sisters is an outdoor recreation and high quality-of-life wonderland.

Sisters is home to the world famous Sisters Rodeo and the Sisters Folk Festival. And, it is an important community for commerce throughout the state. Leading employers include the Deschutes National Forest, BASX Solutions, Sisters Coffee roastery, Temco (Home Depot) appliance distribution, and multiple dietary supplement manufacturers and distributors. For about two decades, Sisters has also been home to Three Creeks Brewery and its tap-house, an award winning microbrew and restaurant. The owners of the brewery sold the restaurant to new operators and decided to move on to pursuits other than beer-making. Thus, here is this exceptional real estate opportunity in an exceptional town.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here.



**COMMERCE-FRIENDLY  
CITY GOVERNMENT**



**NEARLY 4,000,000  
TOURISTS A YEAR**



**ONE OF THE MOST  
LIVABLE OREGON TOWNS**



**OUTDOOR RECREATION  
WONDERLAND**



**EXCEPTIONAL, HIGHLY  
REGARDED SCHOOLS**



**OVER 250 DAYS OF  
SUNSHINE A YEAR**

**PROUDLY OFFERED BY**

**265 AND 275 E. BARCLAY DRIVE, SISTERS, OREGON**



**Ken Streater**  
Principal Broker  
541-325-2027  
kens@alignedcre.com  
Oregon & Alaska Licensed



**ALIGNED COMMERCIAL**  
REAL ESTATE

**Aligned Commercial**  
541-325-2027  
www.alignedcre.com  
708 SW Deschutes Ave.  
Redmond, OR 97756

ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT