

# State-of-the-Art Industrial Facility

FOR SALE

275 & 295 W LUNDGREN MILLS DR | SISTERS, OR



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**RE/MAX**  
KEY PROPERTIES  
COMMERCIAL

# 275 & 295 W Lundgren Mills Drive

SISTERS, OREGON

A rare opportunity to secure a state-of-the-art industrial facility in Sisters, Oregon. This recently constructed multi-purpose facility offers premium manufacturing, laboratory, and office space with exceptional features and flexibility for various industrial applications. Building A is available for purchase independently or together with building B. Building B is not available independently.

**275 W Lundgren Mills Dr (Building A):** Offered at \$3,295,000 (198.49/SF)

**275 & 295 together:** Offered at \$4,890,000 (295 is \$1,595,000 - \$231.56/SF)



## Building A

### Property Overview

<b>Asking Price</b>	\$3,295,000 (198.49/SF)
<b>Lease Structure</b>	NNN
<b>Base Rent</b>	\$1.25 per sq. ft.
<b>Former Tenant</b>	Laird Superfoods

## Building Specifications

**Total Square Footage** 16,600 SF

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**Space Breakdown**

- 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

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**Year Built** 2019

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**Ceiling Height** 28' at peak

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## Technical Specifications

**Lot Size** 0.82 acres

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**Power Infrastructure**

- 800 AMP 3-phase 277/480 volt
- 500 KVA backup Caterpillar diesel generator

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**Loading**

- Two 12'x15' grade-level roll-up doors
- Potential to add loading dock
- Easy ingress/egress for large semi-trucks

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**Climate Control**

- High-performance HVAC infrastructure
- Climate-controlled warehouse

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**Special Features**

- Fully sprinklered building
- Laboratory space with dedicated exhaust
- Clean rooms with epoxy finishes

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## Amenities & Facilities

**Parking**

- 27 dedicated parking spaces
- 25 additional spaces on neighboring lot
- Two electric vehicle charging stations

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**Outdoor Amenities**

- Expansive outdoor seating (covered and uncovered)
- Fenced outdoor storage available onsite

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**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.

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**Strategic location**

- Exceptional highway connectivity
- Located in a growing hub for specialty manufacturing
- Easy access for shipping and distribution

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**Premium construction**

- Class A office space
- State-of-the-art industrial specifications
- Modern, high-tech facility built in 2019



## Building B

### Property Overview

<b>Lease Structure</b>	NNN
<b>Former Tenant</b>	Laird Superfoods

### Building Specifications

<b>Total Square Footage</b>	6,888 SF
<b>Space Breakdown</b>	<ul style="list-style-type: none"><li>• Clear span, air-conditioned warehouse: ~3,685 SF</li><li>• Office/break room: 660 SF</li><li>• Clean room/food production: 2,543 SF</li></ul>
<b>Year Built</b>	2018
<b>Clear Height</b>	18'

## Technical Specifications

**Lot Size** 0.82 acres

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**Power Infrastructure** • 3-phase

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**Loading**

- Two 14' grade-level roll-up doors (East side)
- One 12' grade-level roll-up door (West side)
- Easy ingress/egress for large trucks

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**Special Features**

- Climate controlled throughout
- Fully sprinklered building
- Production space with floor drains and hood

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## Amenities & Facilities

**Parking**

- 25 dedicated parking spaces
- 27 additional spaces on neighboring lot

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**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.

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**Strategic location**

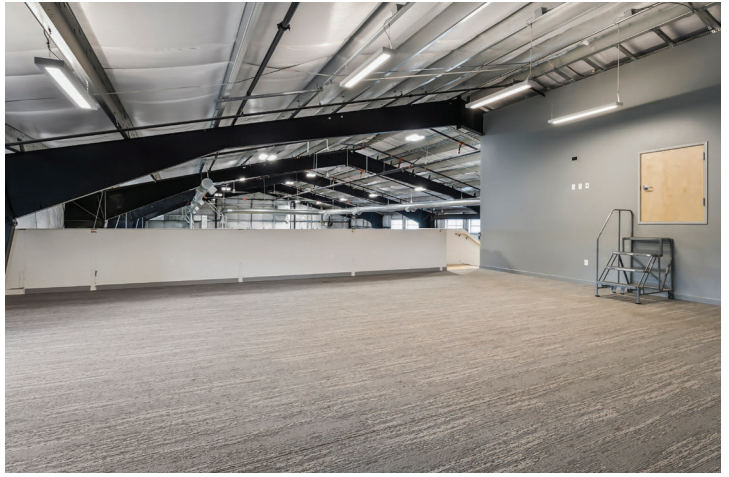
- Exceptional highway connectivity
- Located in a growing hub for specialty manufacturing
- Easy access for shipping and distribution

# Building A

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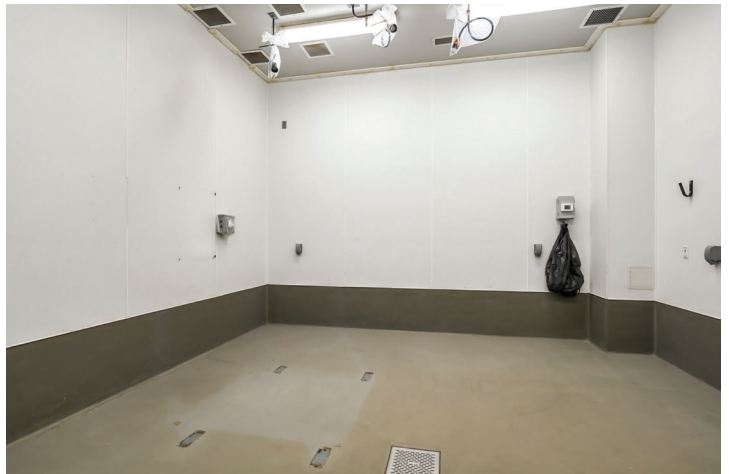






Building B







## 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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