



Jones Lang LaSalle Americas, Inc.



# Distillery

WAREHOUSE

Owner User Opportunity | 6,500 SF

21553 S. Highway 213 | Oregon City, OR 97045





# Executive Summary

JLL, as an exclusive advisory, is pleased to present the opportunity to acquire Trail Distilling Warehouse (the “Property”), a 6,500 SF asset located in Oregon City, Oregon. The Property is a single-tenant industrial warehouse with two-story interior office, one of the rare facilities of this type in the area. The Property was developed in 2008 by a local developer and is currently occupied by Trail Distilling, a specialty distillery operation that utilizes both the warehouse space and finished office areas. While the Property is being offered for sale as a stand-alone asset, the distillery operations and related equipment are also for sale, providing a unique opportunity to allow immediate operations from day one. There are additional assets available that further support the distillery operations.

The Property benefits from good exposure to rural traffic along S. Highway 213, which receives over 17,373 VPD. Oregon City has experienced 16% population growth in the past decade and 32% growth over the last 20 years, prompting significant development in housing and commercial projects to support growth. The Property benefits from an affluent trade area earning an average annual income of over \$145,000 within a one-mile radius and provides the unique opportunity for a user looking to expand operations.





Warehouse D



Tasting room



Vestibule

### Address

21553 S. Highway 213  
Oregon City, OR 97045

### Year Built

2008

### Land Area

1.46 AC / 63,597 SF

### Leasable SF

6,500 SF

### Parking

Adequate; multiple  
spaces available

### Zoning

RRFF-5,  
Rural Residential  
Farm Forest 5-Acre

### Parcel Number

00889890



# Investment Highlights



## Continued Owner-User Potential

The Property is currently occupied by Trail Distilling, LLC, and will be immediately available as an owner-user facility. The building features warehouse and office use with specialized distillery operations occupying 35% warehouse and 65% office build-out.



## Strong Construction and Condition

The Property features pre-engineered steel frame construction with insulated metal siding and roof cover, constructed in 2008. The building includes full sprinkler systems and has been well-maintained throughout.



Second Floor Office



## Existing Build-Out

The building features 4,273 SF of office space (~65% of total building area) with finished first floor tasting room and second floor office/training areas, providing flexible use options for future tenants or users.



## Rural Industrial Location

Oregon City is experiencing steady growth as a suburban community within the Portland metropolitan area, with good access to Interstate 205 approximately 5.9 miles north providing regional connectivity.





Stainless steel fermentation tanks and copper still



## Highway Access

The Property is located along S. Highway 213 with rural exposure and great access to major transportation routes and employment centers throughout the region (15 min drive to downtown Oregon City).



## Turnkey Opportunity

While the Property is offered for sale on a stand-alone basis, this is a unique opportunity to acquire a complete, fully operational craft distillery with \$520K in specialized equipment, all necessary licenses and permits, and trained staff ready for immediate ownership transition. The facility includes established product formulations, proven operational processes, and existing customer relationships, allowing new ownership to continue operations seamlessly while pursuing expansion opportunities.









213

17,373 VPD

**Leasable SF**  
6,500 SF

**Land Area**  
1.46 AC / 63,597 SF

**Parcel Number**  
00889890

# Site Plan

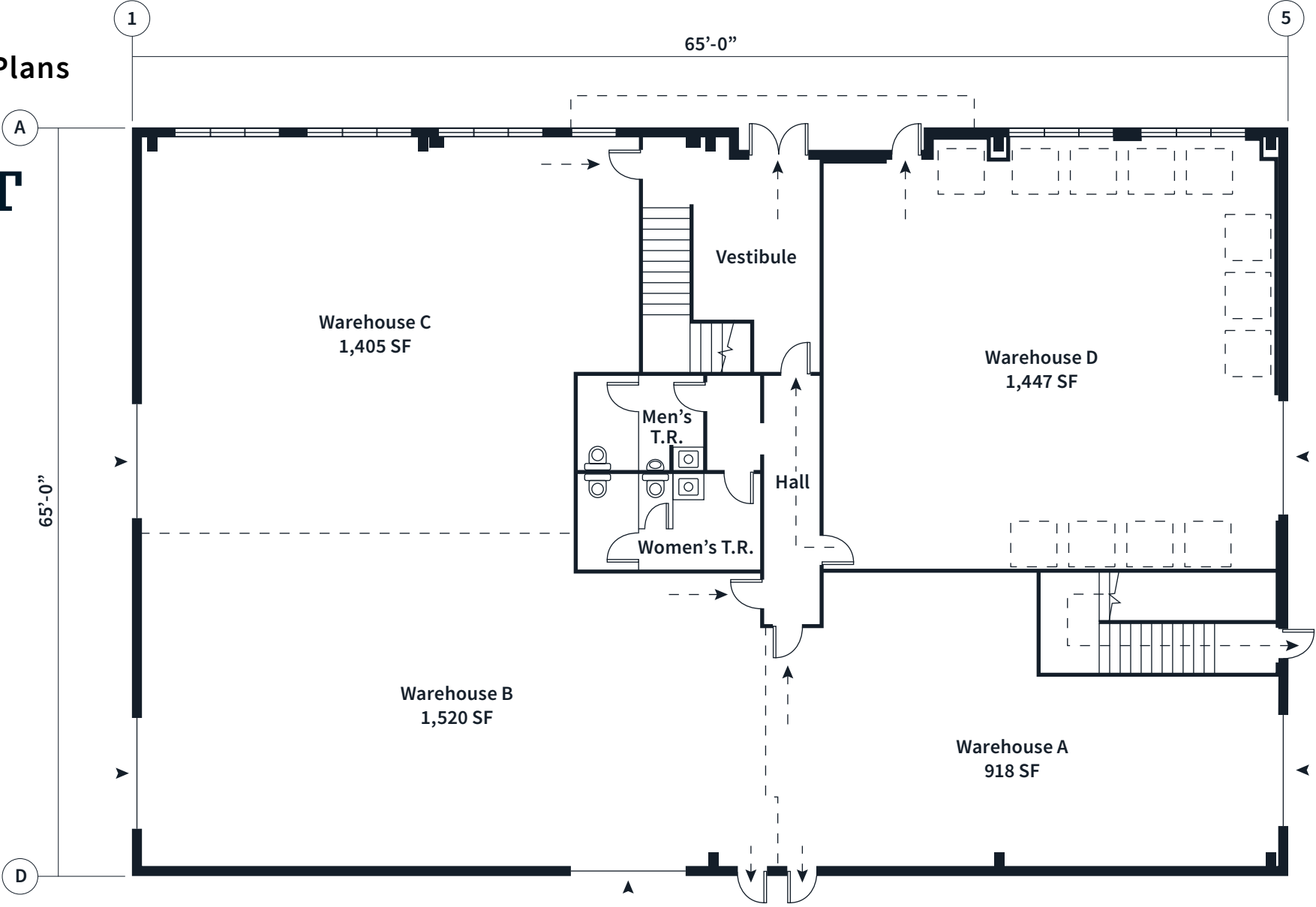




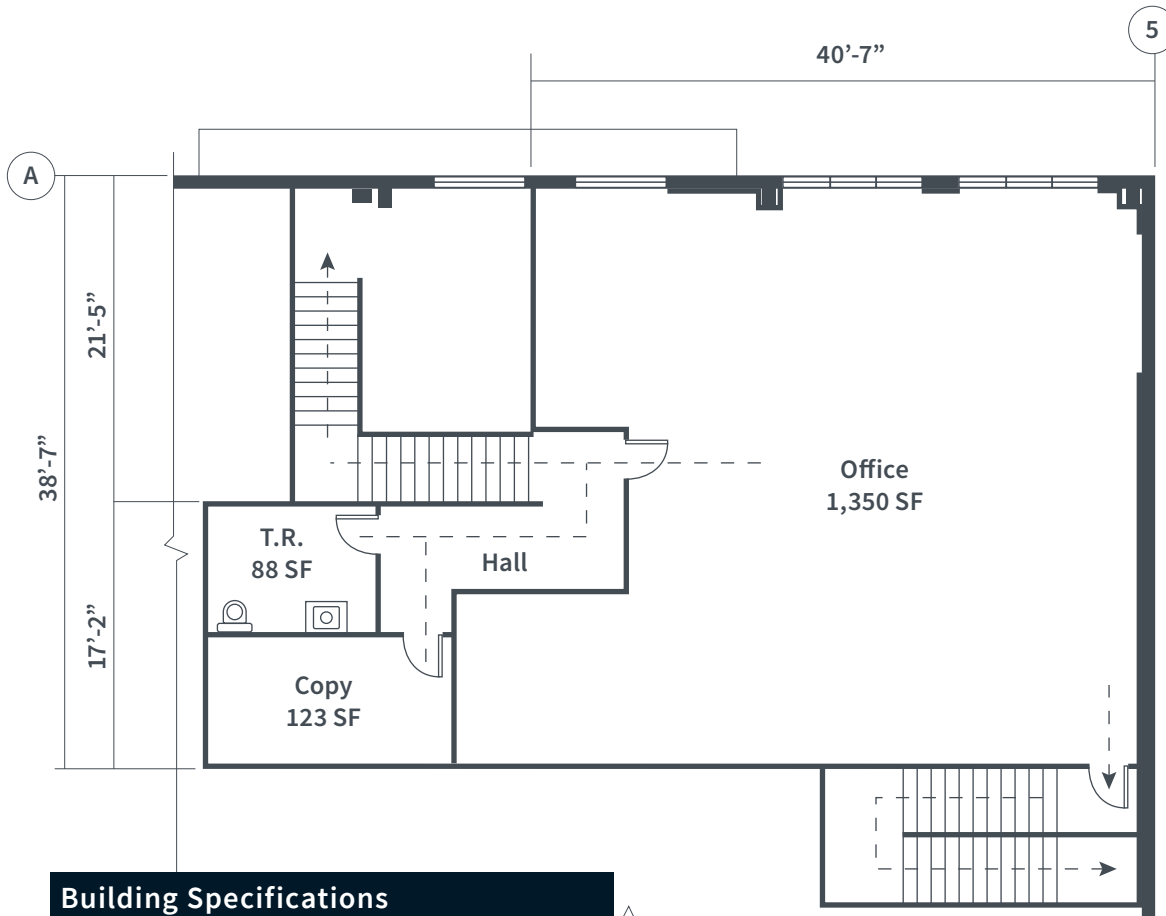
# Property Overview

## Floor Plans

**1<sup>ST</sup>**  
Floor







### Building Specifications

| Component                 | Area (SF) | %     |
|---------------------------|-----------|-------|
| Total Gross Building Area | 6,500     | 100%  |
| Warehouse Space           | 2,227     | 34.3% |
| First Floor Office/Retail | 2,296     | 35.3% |
| Second Floor Office       | 1,977     | 30.4% |
| Total Office Build-Out    | 4,273     | 65.7% |

**2<sup>ND</sup>**  
Floor

### Site Details

|                        |                          |
|------------------------|--------------------------|
| Site Coverage Ratio    | 10.2%                    |
| Land-to-Building Ratio | 9.8 to 1                 |
| Clear Height           | 22-24 FT                 |
| Truck Doors            | 4 grade-level doors      |
| Parking                | Adequate surface parking |

### Construction Quality

|                   |                                  |
|-------------------|----------------------------------|
| Construction Type | Pre-engineered steel frame       |
| Exterior          | Insulated metal siding           |
| Roof              | Metal roof cover                 |
| Foundation        | Concrete slab on grade           |
| Safety Systems    | Full sprinkler system throughout |

### Zoning and Land Use

|                            |  |
|----------------------------|--|
| Current Zoning             | RRFF-5 (Rural Residential Farm Forest 5-AC)                  |
| Permitted Uses             | Agricultural, residential, and limited commercial activities |
| Special Use Considerations | Distillery operation under conditional use                   |
| Development Potential      | Limited by rural zoning requirements                         |
| Access                     | Direct access to Highway 213                                 |

### Site Characteristics

|                   |                                       |
|-------------------|---------------------------------------|
| Total Land Area   | 1.46 AC (63,597 SF)                   |
| Building Coverage | Approximately 10.2% of site           |
| Topography        | Generally level with good drainage    |
| Utilities         | All utilities available and connected |





# Operating Entity

**Trail Distilling operates as a specialty distillery and tasting room facility utilizing the warehouse space for production equipment including a Vendome Continuous Distillation System and the office areas for tastings, events, and back-office administrative functions**

Business Name: Trails End Spirits, LLC

Website: <http://www.traildistilling.com/>

Operations: Premium craft distillery producing award-winning gins, vodka, rum, and whiskey





Warehouse

## Key Business Metrics



Established brand  
with award-winning  
product portfolio



Turnkey operation  
with full licensing and  
permits in place



Multiple revenue streams:  
production sales, tasting  
room retail, tours, and  
contract services



Strategic Highway  
213 location ideal for  
both production and  
destination retail



Experienced operational  
team and established  
customer base

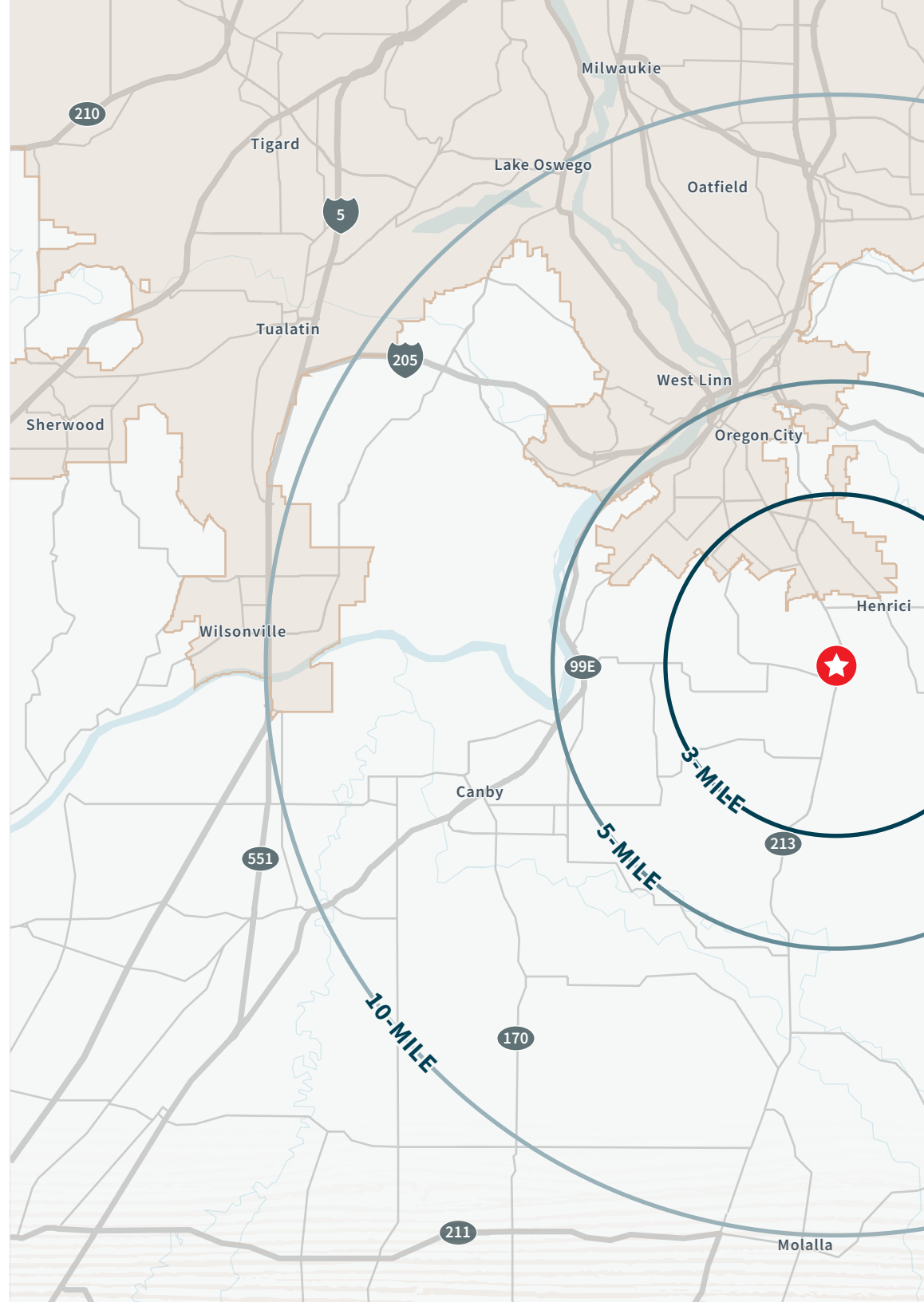


# Industrial Submarket Overview

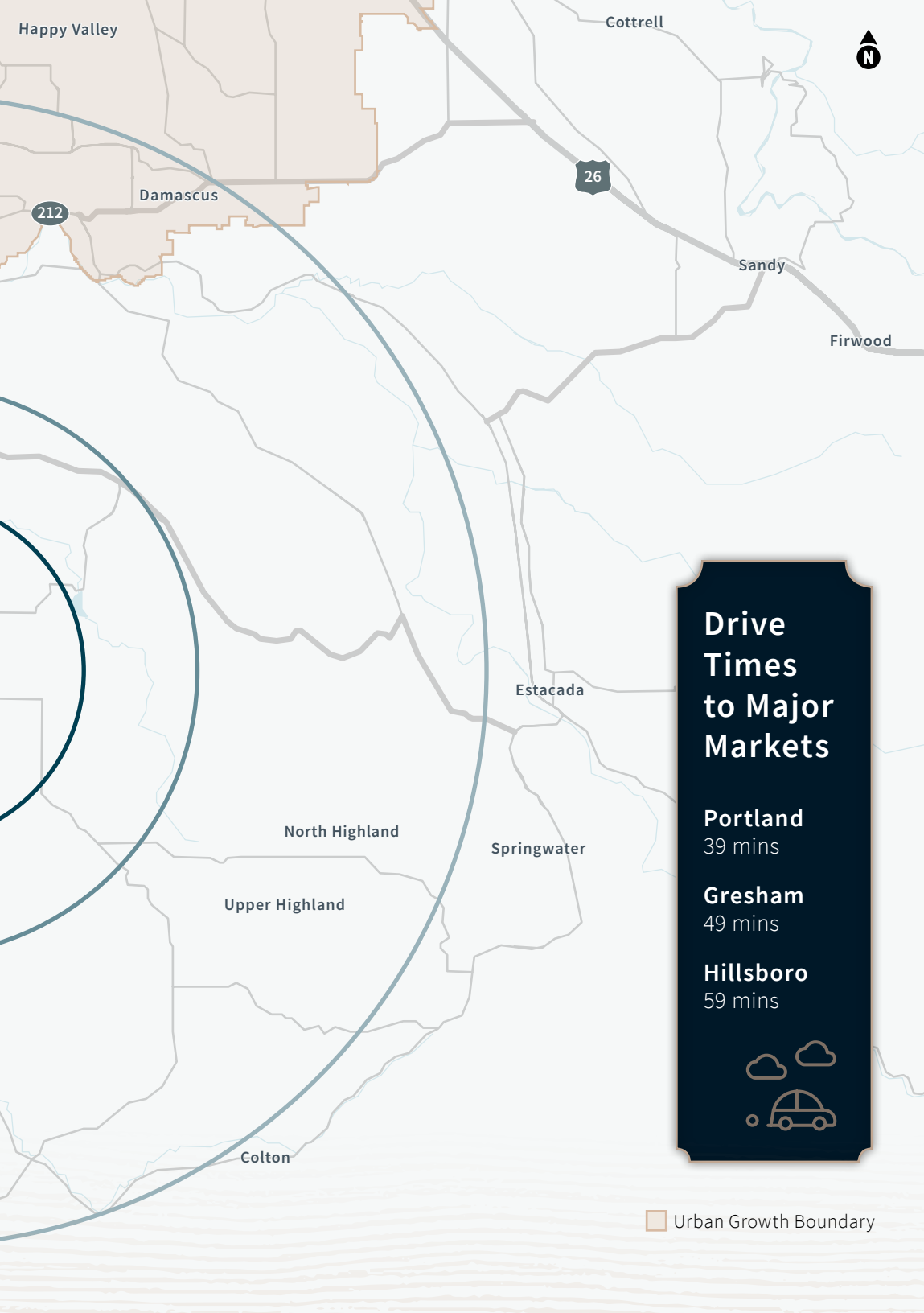
## Oregon City

The Oregon City industrial submarket represents a highly constrained and tightly held market within Clackamas County, encompassing approximately 1.5 million square feet of inventory across logistics (1.0 million SF), flex (154,000 SF), and specialized industrial (277,000 SF) properties. With a low vacancy rate of just 0.8% as of Q3 2025 and only 11,000 square feet of available space, the submarket demonstrates exceptional tenant demand relative to limited supply. The market has experienced no new construction deliveries over the past decade, contributing to its supply-constrained dynamics and strong fundamentals.

Current market rents average \$14.20 per square foot overall, with logistics properties commanding \$13.30/SF, flex assets at \$16.70/SF, and specialized industrial space at \$16.20/SF. The submarket's strategic location within the Portland metro area, combined with its scarcity of available inventory and lack of development pipeline, positions Oregon City as a niche industrial market characterized by stability and limited turnover opportunities.







| Demographic Metric      | 3-mile    | 5-mile    | 10-mile   |
|-------------------------|-----------|-----------|-----------|
| Population (2025)       | 21,226    | 53,086    | 255,647   |
| # of employees          | 10,863    | 27,472    | 128,183   |
| % white collar          | 61.9%     | 63.4%     | 67.4%     |
| % blue collar           | 24.4%     | 23.1%     | 19.8%     |
| % services              | 13.7%     | 13.5%     | 12.8%     |
| Median age (years)      | 41.2      | 42.0      | 42.8      |
| # of households         | 7,832     | 20,020    | 98,264    |
| Median household income | \$107,793 | \$105,759 | \$106,623 |
| Median home value       | \$653,955 | \$621,660 | \$654,807 |

Source: JLL Research, Costar, ESRI





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