



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

Clear Height

22-24 FT

Parking

Adequate; multiple
spaces available

Truck Doors / Loading

South Elevation:

- (1) 10'w x 12'h grade level door.
- (1) 10'w x 10'h grade level door.

North Elevation:

- (2) 10'w x 12'h grade level doors.

Zoning

RRFF-5, Rural Residential
Farm Forest 5-AC

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

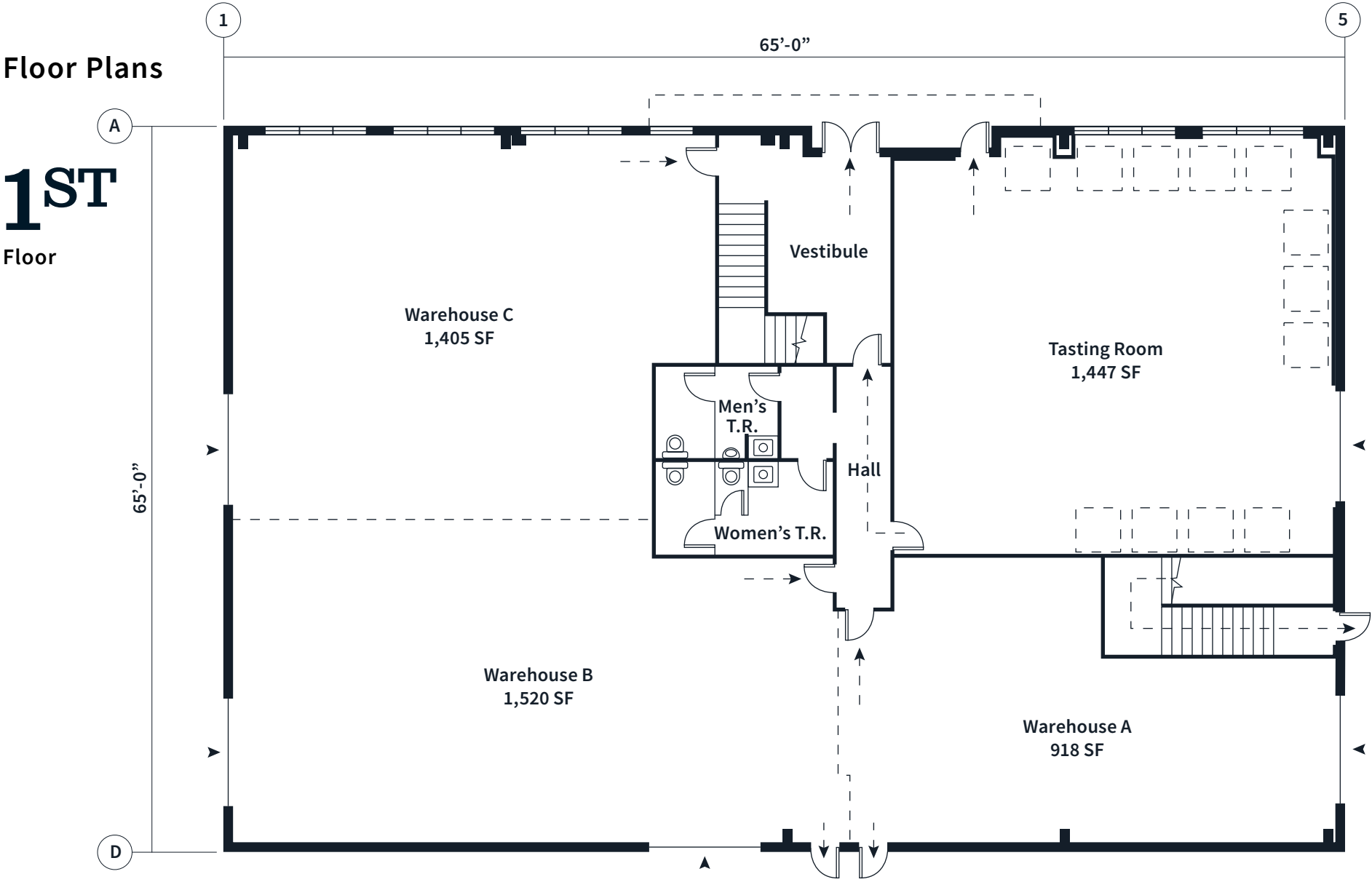
Land Area
1.46 AC / 63,597 SF

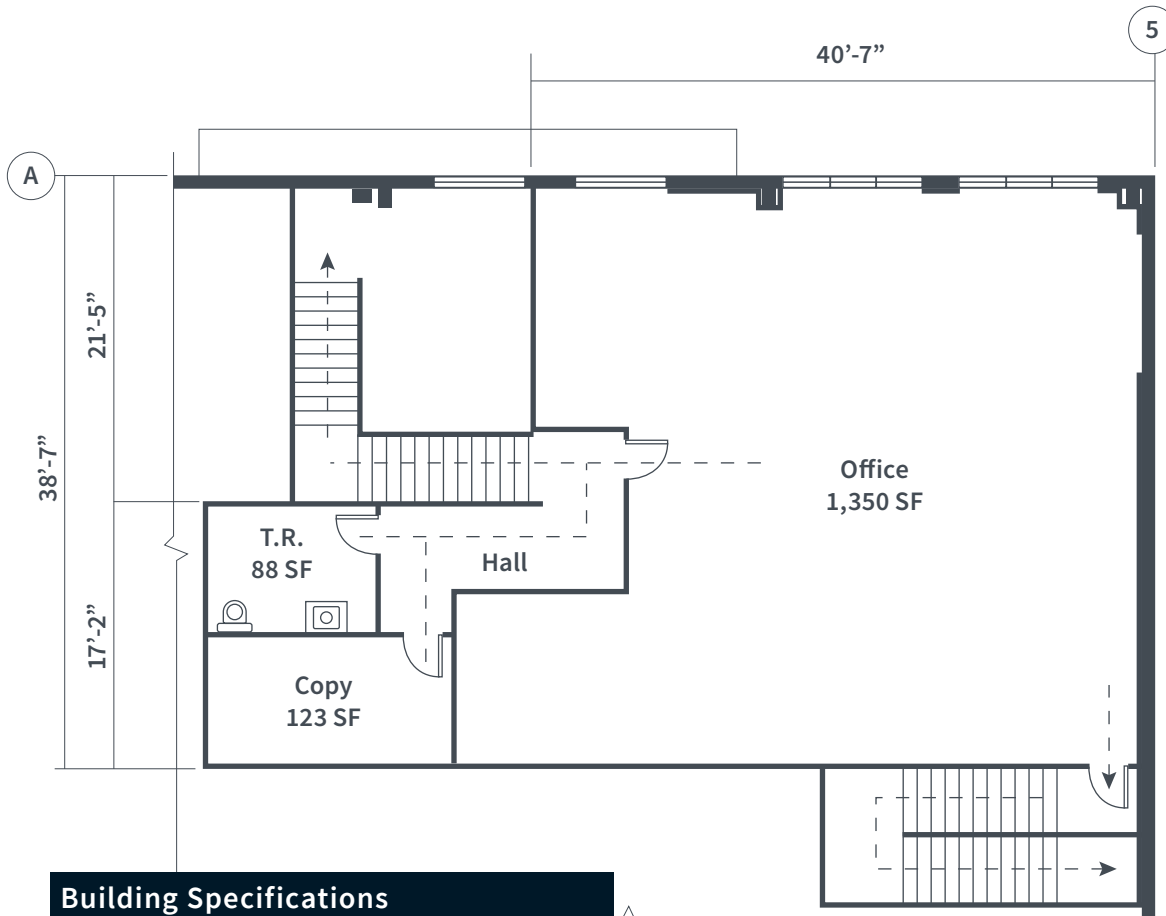
Parcel Number
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Site Plan



Property Overview





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%

2ND
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



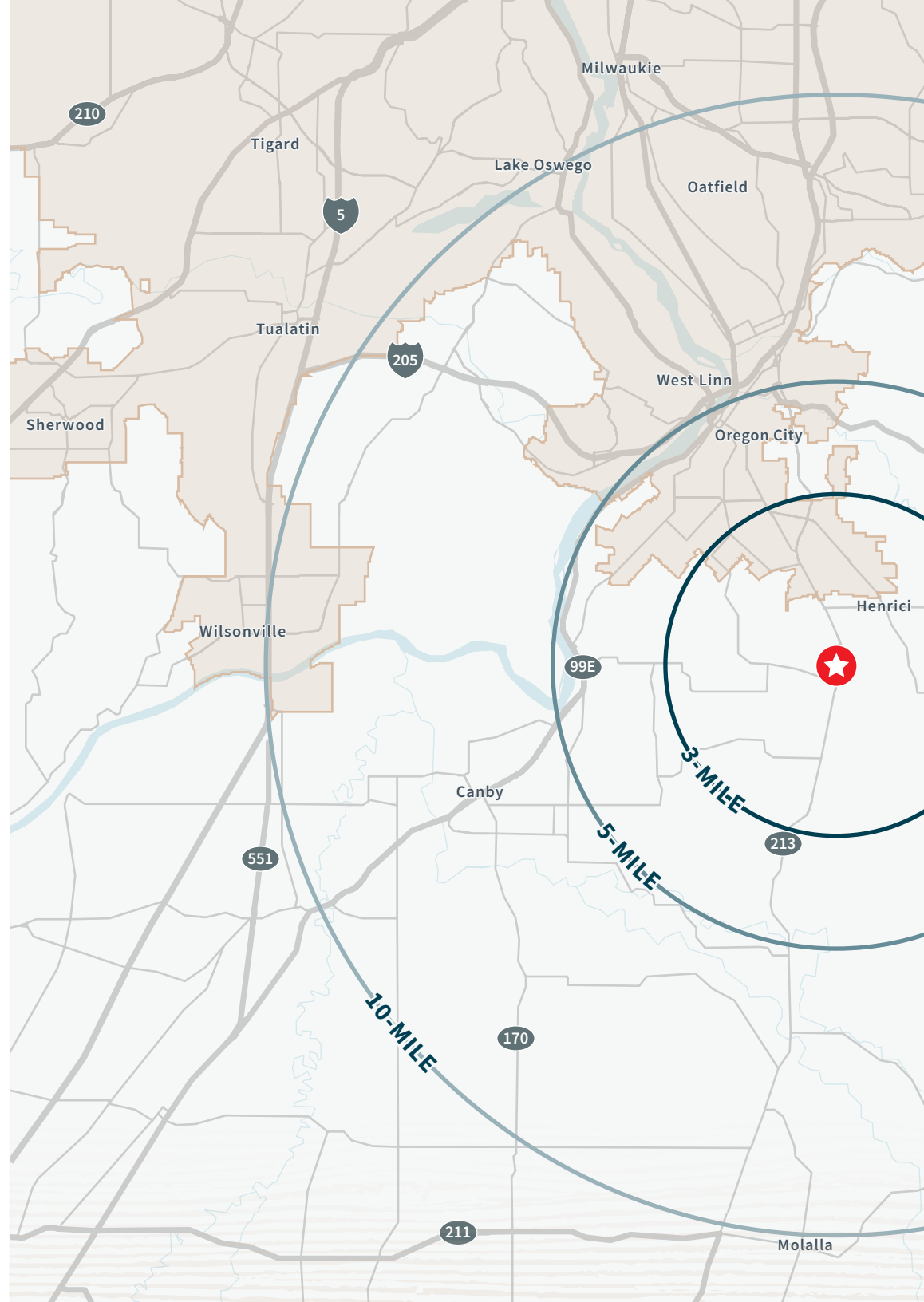
Experienced operational team and established customer base

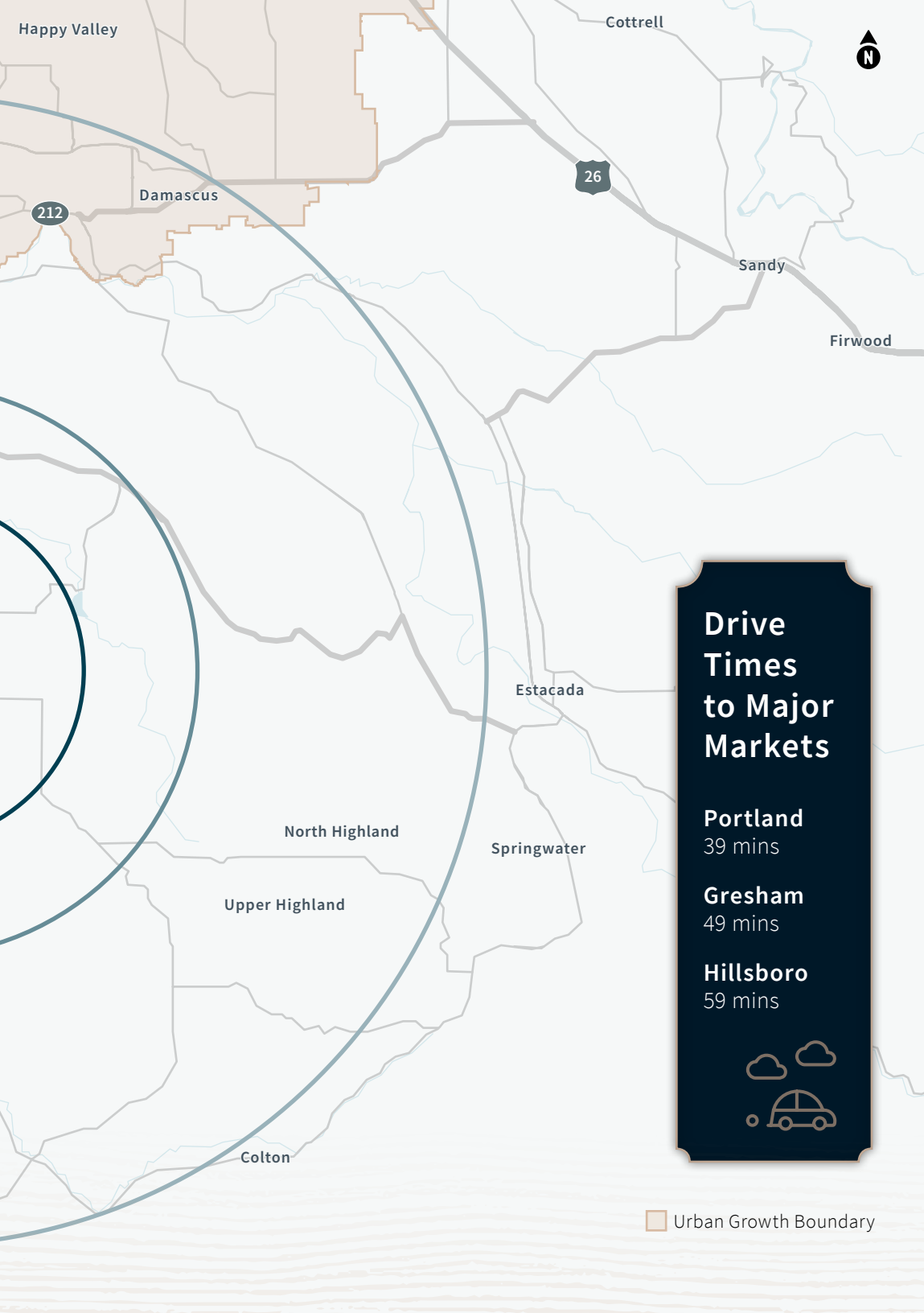
Industrial Submarket Overview

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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