

10 BARREL BREWING CO HEADQUARTERS FACILITY

FOR SALE
62950 NE 18th Street
Bend, Oregon



**FULL MARKETING PACKAGE
AVAILABLE WITH SIGNED NDA**
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NNN Leased Investment Opportunity



Graham Dent, Partner | Jay Lyons, SIOR, CCIM
Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

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Industrial/Office/Brewpub Facility

Sale Price: \$19,714,000 | Cap Rate: 5.50%

The Offering

Compass Commercial is pleased to present the rare opportunity to acquire 10 Barrel Brewing's headquarters facility in Bend, Oregon. The property, comprised of approximately 67,574 square feet on 3.94 acres, was constructed in 2016 as a build-to-suit for 10 Barrel Brewing. The multi-purpose facility consists of 48,367 square feet of production and warehouse space, 8,276 square feet of Class A office space, 5,847 square feet of brewpub and 5,084 square feet of event space. All of the company's bottling, canning, warehousing and distribution functions are handled out of this facility. The beer is brewed in the building located directly to the north and is not a part of this offering.

10 Barrel was acquired by Anheuser-Busch In-Bev ("AB InBev") in November 2014 as part of the company's expansion into the high-end craft beer space. 10 Barrel was founded in Bend in 2006 and operates brew pubs in Bend (2), Portland, Boise, San Diego and Denver and distributes its beer nationwide. The Lease is guaranteed by AB InBev and runs through May 31, 2027 with annual increases in Base Rent. The property is located in Bend's most desirable industrial sub-market and benefits from its close proximity to Highway 97, a major north-south freeway connecting Washington State to California.



Property Details

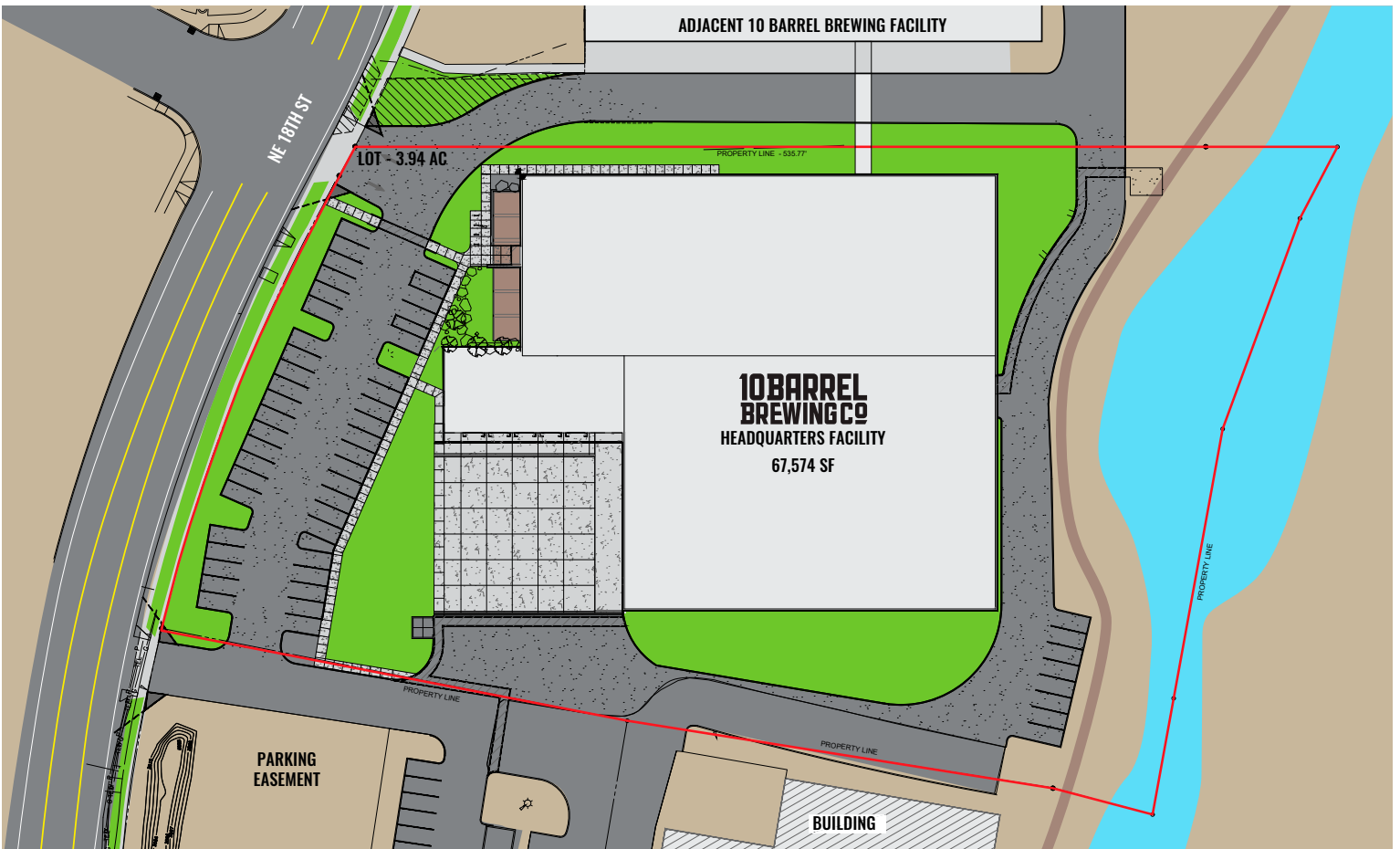
Bldg. Size:	67,574 SF
Tax Lot:	171222CB04600
Lot Size:	3.94 Acres
Year Built:	2016
Zoning:	Light Industrial (IL)
Parking:	86 spaces

Highlights

- State of the art facility constructed in 2016
- NNN Lease with 10 Barrel guaranteed by Anheuser-Busch
- 7 ½ years remaining on Lease with annual increases
- Strategic market for AB Inbev's investment in the high-end craft beer space
- 5 dock high and 3 grade level doors
- 1,026 newly installed rooftop solar panels
- Bend is ranked one of the top beer markets in the country
- In Bend's most desirable industrial submarket close to hwy 97
- One of Bend's most popular brew pubs

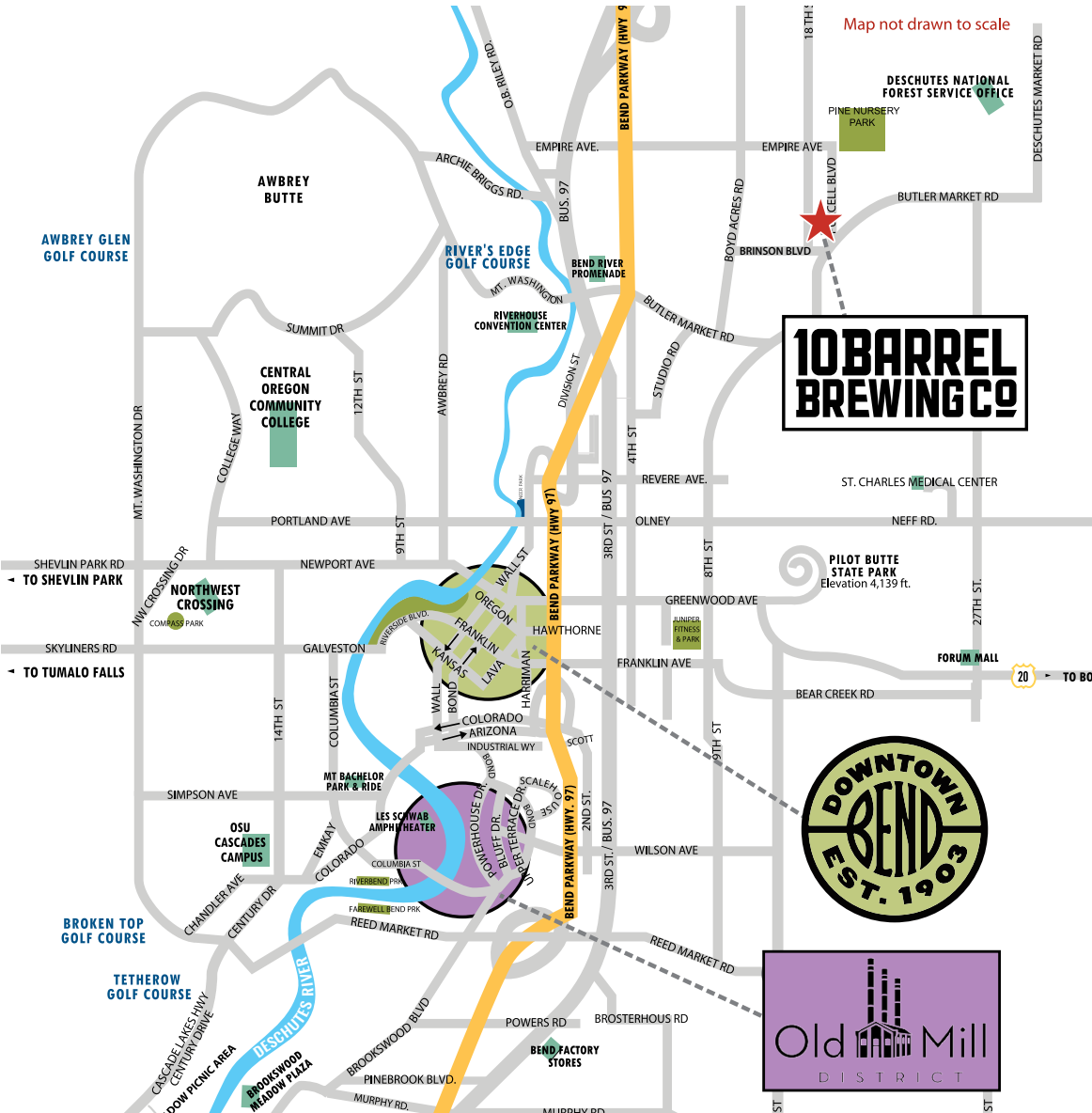
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FOR SALE: 10 Barrel Headquarters

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gdent@compasscommercial.com



Jay Lyons, SIOR, CCIM
jlyons@compasscommercial.com



Grant Schultz, Broker
gschultz@compasscommercial.com

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