

# 122

## Triple Net Lease 10,324 square foot Market Street Industrial Building Klamath Falls, Oregon

### Price Reduced to \$660,000 or Cap Rate of 10%



**PUBLISHED RESERVE: \$660,000**

**LAST ASKING:** \$855,000

**SIZE:** 10,324 square foot Building on 23,740 square foot Site

**ZONING:** LI (Light Industrial)

**FINANCING:** None – All Cash

**PROPERTY INSPECTION:** By Appointment Only – Call Auction Information Office to Arrange. Please do not disturb tenant



**DESCRIPTION:** This property is located on Market Street, one block west of the 42,400± square foot warehouse and 61,300± square foot cold storage complex on Spring Street. There are two contiguous buildings on the site that total 10,324 square feet, with side yard. Both buildings are leased by Desert Lake Technologies for manufacturing Oregon Drytech dryers, a subsidiary of the tenant, used for its own operations. Additionally, Oregon Drytech dryers are sold to the food processing industry.

The NOI is \$66,000 with 3% increase due in November 2024 per terms of NNN lease.

All utilities serve site. There is a small office and restroom.

**LOCATION:** 242/284/292 Market Street, (Klamath County Parcel No 414634/414652/414643)

Map #3809-003BB-06500, 3809-003BB-06600, 3809-003BB-06700

### Call for bid package #122

## 1-800-845-3524

### Realty Marketing/Northwest

2310 NW Everett St. Suite 250, Portland, Oregon 97210

Auction Conducted By: