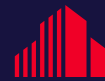


# FOR SALE

242-284-292 Market St, Klamath Falls, OR



**CUSHMAN &  
WAKEFIELD**

**Windermere**  
REAL ESTATE

**\$660,000** 10.3% Cap Rate



## **±13,555 SF NNN Leased Opportunity**

**2 Contiguous Building Industrial/Warehouse Property with on-site Lot/Yard**

- Tenant Term through December 31, 2028
- Tenant has One (1) 5-Year Option to Renew
- Current Rent of \$5,665 / Month (\$67,980 / Yr)
- 3% Annual Rent Increase due November 2025
- 242 Bldg: ±6,600 SF / 284 Bldg: ±6,955 SF (estimated sizes)
- ±10,454 SF Parking Lot / Yard (292 Parcel) (potential to add fence / gate)
- Total (3) Parcel Size: 0.54 Acres (23,740 SF)
- Small Office & Restroom (within 242 Building)
- 242 Building: Drive-In Door + Man Door  
284 Building: Drive-In Slider Doors + Man Door
- Zoning: LI (Light Industrial)
- 1 Mile to Highway 97-South  
0.5 Miles to & Highway 97-North & Highway 39-S
- ±8 Blocks to Downtown Klamath Falls

**Please Call for Details**

(Do Not Disturb Tenant)

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# Site Plan & Detail

**242-284-292 Market Street - Klamath Falls, OR**



## PROPERTY DESCRIPTION & DETAIL

This investment property is located in the heart of Klamath Falls, Oregon, on Market Street,  $\pm 8$  blocks to downtown Klamath Falls, and just one mile to Highway 97-South, and 1/2 mile to Highway 39-South and Highway 97-North.

There are two contiguous buildings on the site that total  $\pm 13,555$  square feet, with an adjacent third parcel parking lot / yard space - with potential to be fenced in. There is also on-street parking in front of the buildings as well as each space offering a grade level drive-in door. All utilities serve site and there is a small office and restroom in the 242 building.

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 current NOI is \$67,980 per year with an annual 3% increase due in November 2025, per the terms of the existing NNN lease. The current term runs through December 31, 2028, with the Tenant retaining one (1) 5-year option to renew.

### ADDITIONAL ITEM OF NOTE:

One block away the same ownership also currently has for offer a  $\pm 42,400$  square foot warehouse at 615 Spring Street, and a  $\pm 61,300$  square foot cold storage complex at 661-801 Spring Street.

Please contact Listing Broker Jason de Vries for additional detail on those FOR SALE or FOR LEASE properties.

# Property Photos

242-284-292 Market Street - Klamath Falls, OR



292 Market St Lot / Yard



242 Market St Building



284 Market St Building

# Regional Map

242-284-292 Market Street - Klamath Falls, OR



LISTED EXCLUSIVELY BY:

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