



REAL ESTATE AUCTION LIQUIDATION PRICES!

Two Industrial Buildings in Klamath Falls, Oregon

615 Spring Street - #120



42,400 square foot warehouse complex

42,400± square foot vacant warehouse complex on 1.2± acre site
\$1.1 million renovation to be completed in January 2025

\$995,000 or less than \$23.50 per square foot
Short-term Seller financing available

242/284/292 Market Street - #122



Triple net lease 10,324± square foot building on .54± acre site

10%+ Cap Rate with NOI of \$67,980
\$660,000

Broker Cooperation Invited

SEALED BIDS DUE FEBRUARY 6, 2025

Bid Packages #120 and #122 available by contacting:

1-800-845-3524



REAL ESTATE AUCTION LIQUIDATION PRICES!

120 *42,400 square foot Spring Street Complex*

PUBLISHED RESERVE: \$995,000 (or less than \$23.50 per square foot)

SIZE: 42,400 square foot Building on 52,272 square foot Site

ZONING: LI (Light Industrial)

PROPERTY INSPECTION: By Appointment Only – Contact Auction Information Office at 800-845-3524 or info@rmnw-auctions.com

FINANCING: Subject to Seller's approval of Purchaser's credit: 35% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at end of two years

DESCRIPTION: Property is located on Spring Street. It contains a total of 42,400 square feet of warehouse space within three buildings, providing opportunity for multiple tenants

The three buildings each have a loading dock, along Spring Street. The southern building (Building 5) is 13,200 square feet with 15' clear height, used for dry storage. It has no heat or water. The middle building (Building 6) is 9,700 square feet with 16' clear height, used for dry storage. The northern building (Building 7) is the largest at 19,500 square feet, used for dry storage, but could be converted for refrigeration. **The northern building's roof and structure was damaged during 2023 winter. The roof and supporting structure has been replaced at a cost of \$1.1 million**

Northern and middle buildings have sliding doors of 7' x 4'6" and 7' x 9'6". The southern building has two 6' x 10' doors.

LOCATION: 615 Spring Street (Klamath County Parcel No 478227), Map #3809-003BC-00400

Auction is being conducted in affiliation with Cushman & Wakefield.

122 *Triple Net Lease 10,324 square foot Market Street Industrial Building*

PUBLISHED RESERVE: \$660,000 (10%+ CAP Rate)

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 – Contact Auction Information Office at 800-845-3524 or info@rmnw-auctions.com

Please do not disturb tenant

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

NOI is \$67,980 with 3% increase due in November 2025 per terms of the NNN lease.

All utilities serve the 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

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Auction Conducted By:

Realty Marketing/Northwest

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