



OFFERING MEMORANDUM

SPECIALTY OFFICE BUILDING
FOR SALE OR LEASE

1388 ANTELOPE ROAD
WHITE CITY OR 97503

MELISSA HAYES
Commercial Broker
(541) 450-4442
Melissa@horizoncommercialrealty.com
201251085, Oregon

KELLER WILLIAMS REALTY SO. OR
Each office is individually
owned and operated.





Price:	\$2,250,000
Lease Rate:	Contact Broker for pricing guidance
APN's :	10670840, 10995435
Lot Size:	2.0 Acres
Access:	Antelope and Ave A
Zoning:	Light Industrial
Available SF:	13,144
County:	Jackson
Cross Streets:	Agate and Table Rock
Frontage:	148 Feet
Occupancy:	Vacant
Parking:	18 Paved
Power:	Phase 3 480V, Solar
Sprinklers:	Wet

PROPERTY OVERVIEW

Situated on 2-acres of light industrial-zoned land, 1388 Antelope Rd is a unique campus featuring two distinct structures totaling approximately 13,144 square feet, purpose-built for specialized research and operational flexibility with room to grow. This property is well-suited for owner-users or investors in search of a versatile and highly functional environment for medical device R&D, biotech innovation, pharmaceutical work, or advanced clean manufacturing operations. Expansion potential exists with access via Ave A on the south side of the property.

Located in White City's established industrial corridor, the site is positioned for visibility and logistical convenience. It's central location provides quick access to Highway 62, Interstate 5 and the Rogue Valley International Airport. and benefits from daily traffic counts of approximately 12,650 vehicles. It lies within the Jackson County Opportunity Zone, offering potential tax incentives for qualifying businesses. Parking is asphalt with 18 striped spaces on site, and the yard is fully fenced and gated.



BUILDING A

Building A ($\pm 6,144$ SF) was originally constructed in 1982 and remodeled in 2008, its configured for manufacturing of biological testing. The facility includes 4 HEPA-filtered cleanrooms, a gowning room, array of built-in cabinetry, Cat 5E wiring throughout, a conference room, several private offices, reception area, kitchenette, and separate men's and women's restrooms. Structural components include cinderblock construction with double-pane metal framed windows, a garage bay (10'x14'), and 3-phase 480V power service. Five heat pumps and a wet sprinkler system service the space. The roof was replaced in 2022. Office furniture available.



BUILDING B

Building B ($\pm 7,000$ SF), constructed in 2018, offers expanded utility and storage options. This steel-framed building includes a mezzanine office level with four private offices, conference room and a large open work area, supported by two mini-splits and one heat pump. The building is equipped with a modern key fob access system for enhanced security and convenience. Entry is controlled through fobs that activate magnetic locks on designated doors, ensuring only authorized users can enter. Integrated motion sensors automatically detect activity, allowing for hands-free operation and improved safety while maintaining secure access. The warehouse features two roll-up doors, energy efficient LED lighting, piped air compressor lines, freezer storage (removeable), and a rooftop solar array—credits may be transferable to a new owner. Ventilation is provided by an exhaust fan (no AC on the main warehouse floor). Office furniture available.

PROPERTY PHOTOS - AERIAL VIEWS

1388 Antelope Road White City OR 97503

04



Approximate boundary line



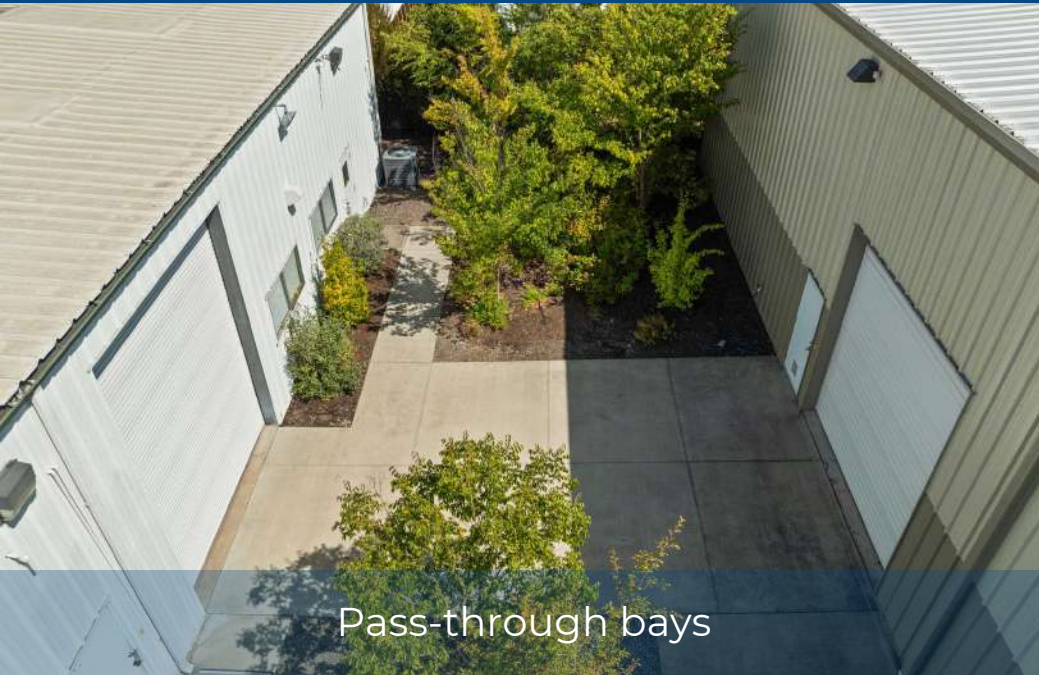
Solar Panels



View from Ave A



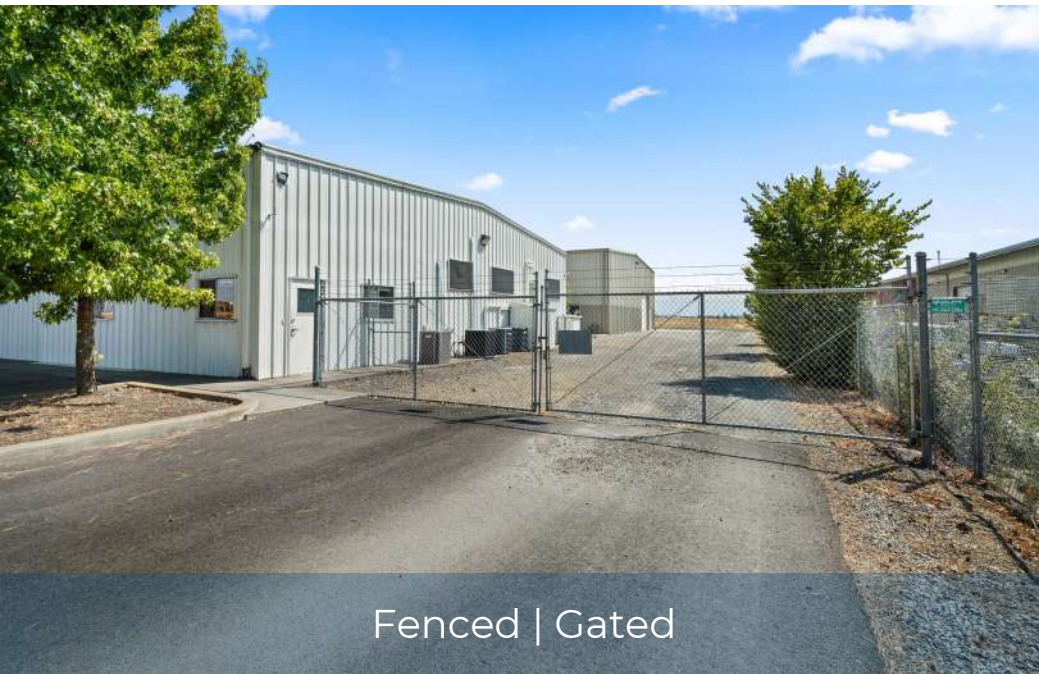
View from Antelope Rd



Pass-through bays



Secure courtyard



Fenced | Gated



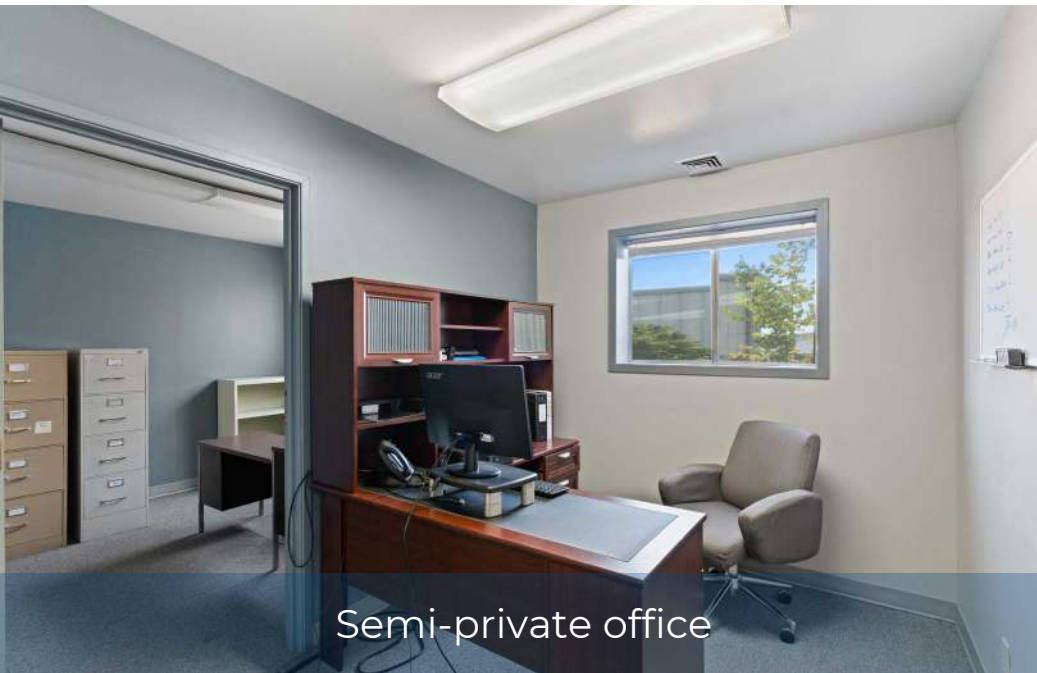
Locked vestibule



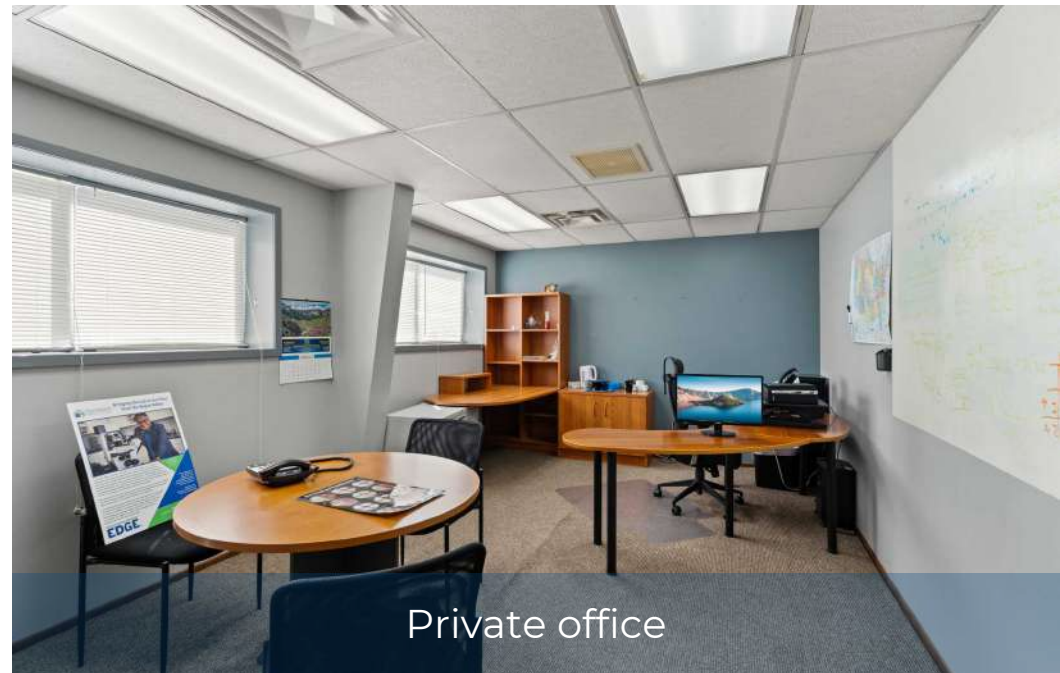
Reception



Conference



Semi-private office



Private office



Warehouse



Lab/cleanroom



Lab/cleanroom



Lab/cleanroom





BUSINESS MAP

1388 Antelope Road White City OR 97503

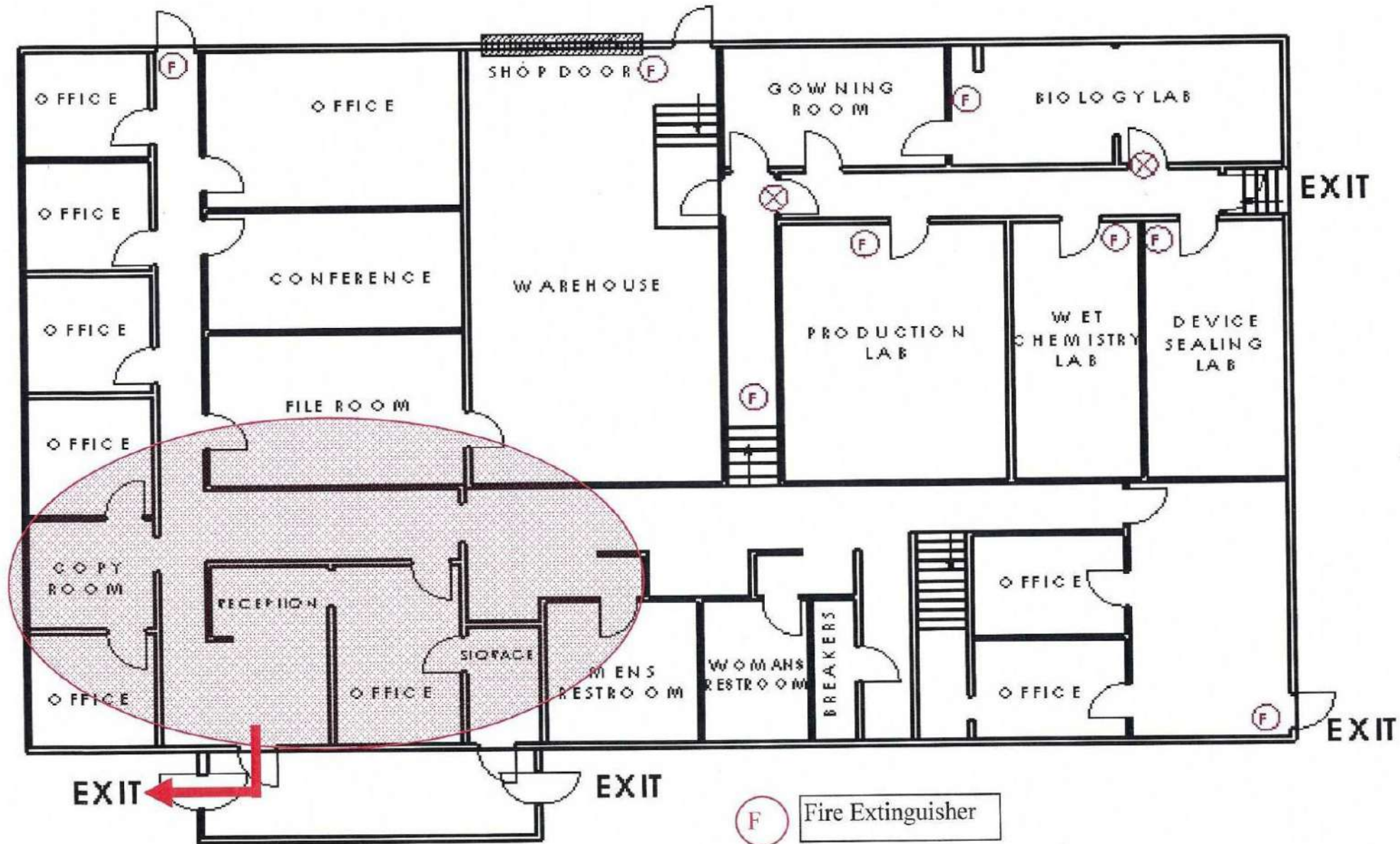
10



FLOOR PLAN BUILDING A

1388 Antelope Road White City OR 97503

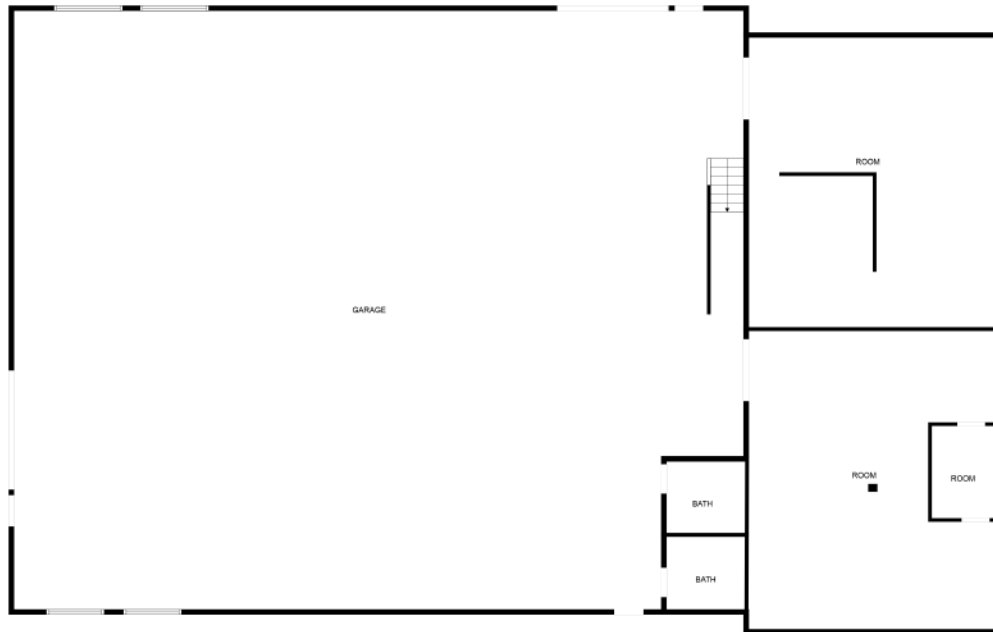
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FLOOR PLAN BUILDING B

1388 Antelope Road White City OR 97503

12



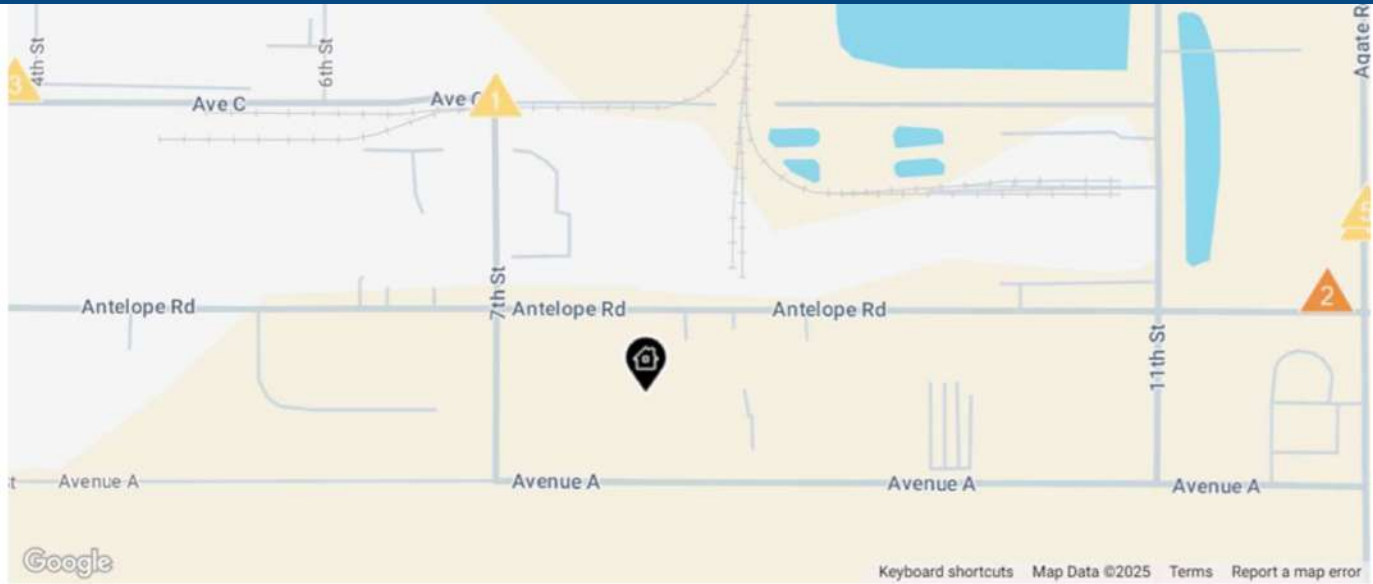
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Main Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Mezzanine Floor



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1,241
2024 Est. daily traffic counts

Street: **7TH STREET**
Cross: **Ave C**
Cross Dir: **N**
Dist: **-**

Historical counts

Year	Count	Type
2022	1,265	AADT
2020	1,188	AADT

12,650
2024 Est. daily traffic counts

Street: **ANTELOPE ROAD**
Cross: **11th St**
Cross Dir: **W**
Dist: **-**

Historical counts

Year	Count	Type
2022	11,894	AADT
2020	12,293	AADT
2017	14,691	ADT
2015	12,850	ADT

1,173
2024 Est. daily traffic counts

Street: **Avenue C**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2018	1,200	AADT

4,678
2024 Est. daily traffic counts

Street: **Agate Road**
Cross: **Antelope Rd**
Cross Dir: **S**
Dist: **-**

Historical counts

Year	Count	Type
2022	4,667	AADT

4,143
2024 Est. daily traffic counts

Street: **Agate Rd**
Cross: **Antelope Rd**
Cross Dir: **S**
Dist: **-**

Historical counts

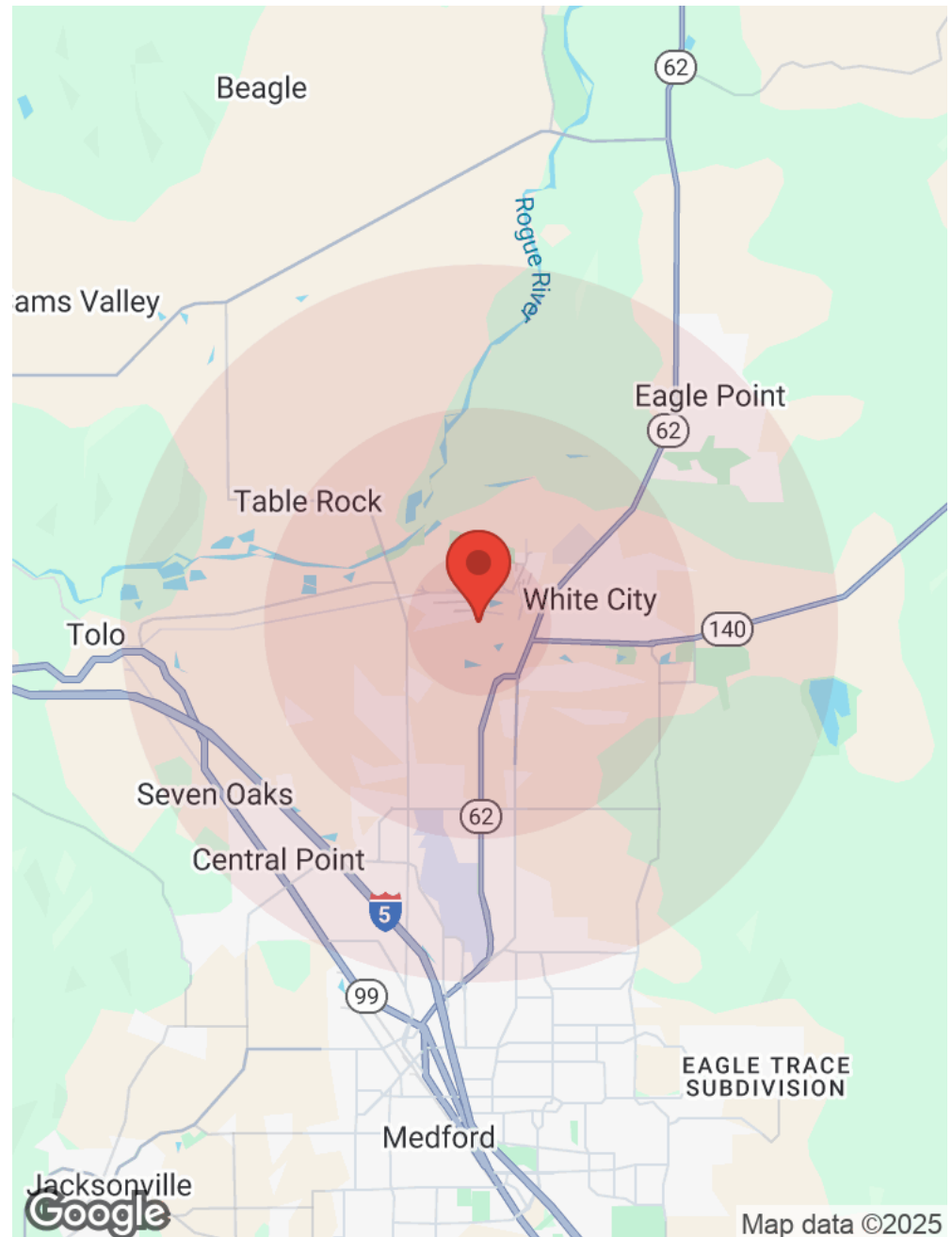
Year	Count	Type
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DEMOGRAPHICS

1388 Antelope Road White City OR 97503

14

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	122	7,323	25,057
	Female	98	7,054	25,477
	Total Population	220	14,377	50,534
Age	Ages 0-14	40	2,848	9,555
	Ages 15-24	25	1,777	5,657
	Ages 25-54	89	5,877	19,660
	Ages 55-64	32	1,784	6,007
	Ages 65+	34	2,090	9,656
Income	Median	\$89,434	\$67,318	\$80,154
	< \$15,000	2	422	1,471
	\$15,000-\$24,999	4	443	1,337
	\$25,000-\$34,999	4	342	1,179
	\$35,000-\$49,999	10	617	1,858
	\$50,000-\$74,999	11	831	3,036
	\$75,000-\$99,999	9	671	3,016
	\$100,000-\$149,999	18	912	4,465
	\$150,000-\$199,999	4	256	1,485
	> \$200,000	8	369	1,159
Housing	Total Units	74	5,239	20,515
	Occupied	69	4,863	19,005
	Owner Occupied	53	3,757	13,026
	Renter Occupied	16	1,106	5,979
	Vacant	5	376	1,511



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