



OFFERING MEMORANDUM

Multiple Newly Constructed
Units Available For Lease

954 ORT LN
MERLIN, OR 97532

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PRICE / SF:

\$0.75 PSF/mo plus
Parking maintenance

AVAILABLE SF:

UP TO 14,632

LEASE TERM:

Asking Min 3 years

CLEAR HEIGHT:

22' - mezzanine
optional

CONSTRUCTION TYPE:

Steel Frame, Gypsum
2 Roll-up Unit A

GRADE DOORS:

1 Roll-up Units B/C
14x14

LIGHTING:

LED

ZONING:

Light Industrial

BATHROOM:

1 ADA per unit

ELECTRICAL:

3 Phase

TENANT

RESPONSIBILITY:

Electric, garbage,
phone, cable, security

PROPERTY OVERVIEW

Newly constructed warehouse/flex building offering up to 14,632 SF of light industrial space for lease. The property is demisable into three suites measuring approximately 4,855 SF, 4,682 SF, and 5,095 SF, or can be leased in combination. Each unit is equipped with 14x14' roll-up doors, 22' clear height, 3-phase power, one ADA restroom, and has the ability to accommodate an optional mezzanine.

Situated on 1.27 AC, the site has provides excellent functionality for a wide range of uses including storage, light fabrication, product development, packaging, or construction related operations.

Prime location with convenient access to I-5 (approx. 1 mile), Grants Pass Airport (7 miles), and Medford (30 miles). This versatile property combines modern construction, flexible design, and strategic positioning within Grants Pass' industrial corridor.

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LOCATION OVERVIEW

Perfectly positioned in the high-growth Happy Valley/Clackamas corridor, the property offers seamless access to I-205, Hwy 212, and Hwy 224, providing a high-speed link to the Greater Portland Metro and Portland International Airport.

This newly constructed asset fills a critical void for small-bay industrial space in a submarket where inventory is historically tight and new development is restricted by limited land availability.

The property benefits directly from the SE 172nd Ave expansion project, a major municipal investment designed to streamline heavy freight traffic and support the area's rapid commercial evolution.

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	405	5,830	13,430
Total Units	186	2,634	5,948
Median Income	\$76,444	\$73,013	\$73,230



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
A	4,855	Asking 3 Years	\$0.75 /sf/mo	Lt mfg, warehouse	New	Available
B	4,682	Asking 3 Years	\$0.75 /sf/mo	same	same	Available
C	5,095	Asking 3 Years	\$0.75 /sf/mo	same	same	Available

BUILDING FEATURES (per unit):

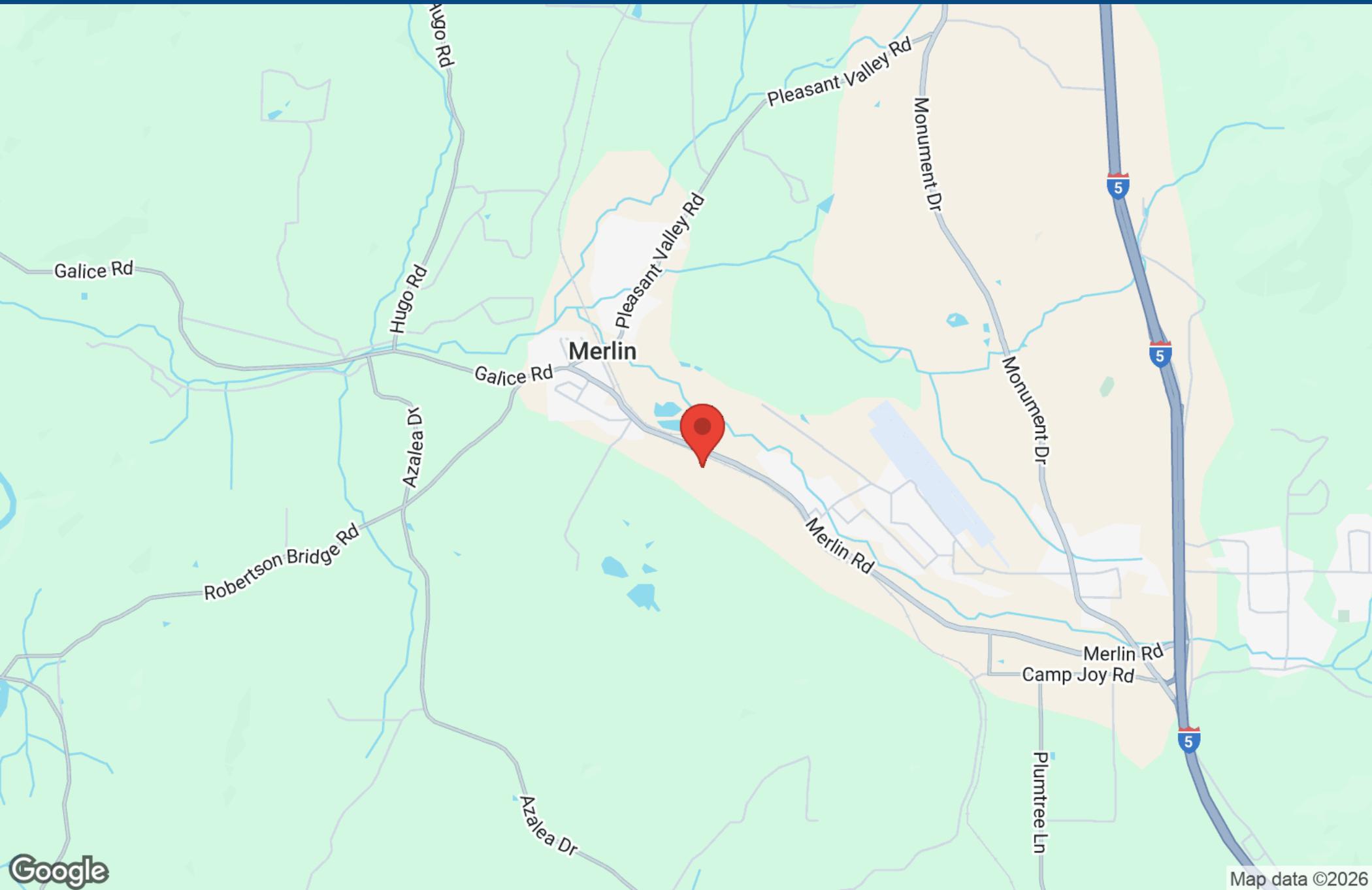
- 14'x14' grade-level roll-up doors (2 on end unit)
- 22' clear height (mezzanine capable for offices and additional storage)
- 3-phase electric power
- (1) ADA Bathroom
- LED Lighting

POTENTIAL USES (verify with Josephine County):

- Specialty Fabrication (metal, wood, plastics, cabinetry)
- Electronics assembly and repair
- Medical device, biotech assembly, R&D companies
- Product packaging and fulfillment centers (small scale)
- Electric, plumbing or HVAC contractors (with limited yard needs)
- Equipment manufacturing and repair
- Storage/warehousing
- Small logistics or last-mile delivery, (van-based, not semi-truck)

REGIONAL MAP

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**Merlin Distribution aka
South Coast Distribution**

**SOTAR -
Custom Rafts**

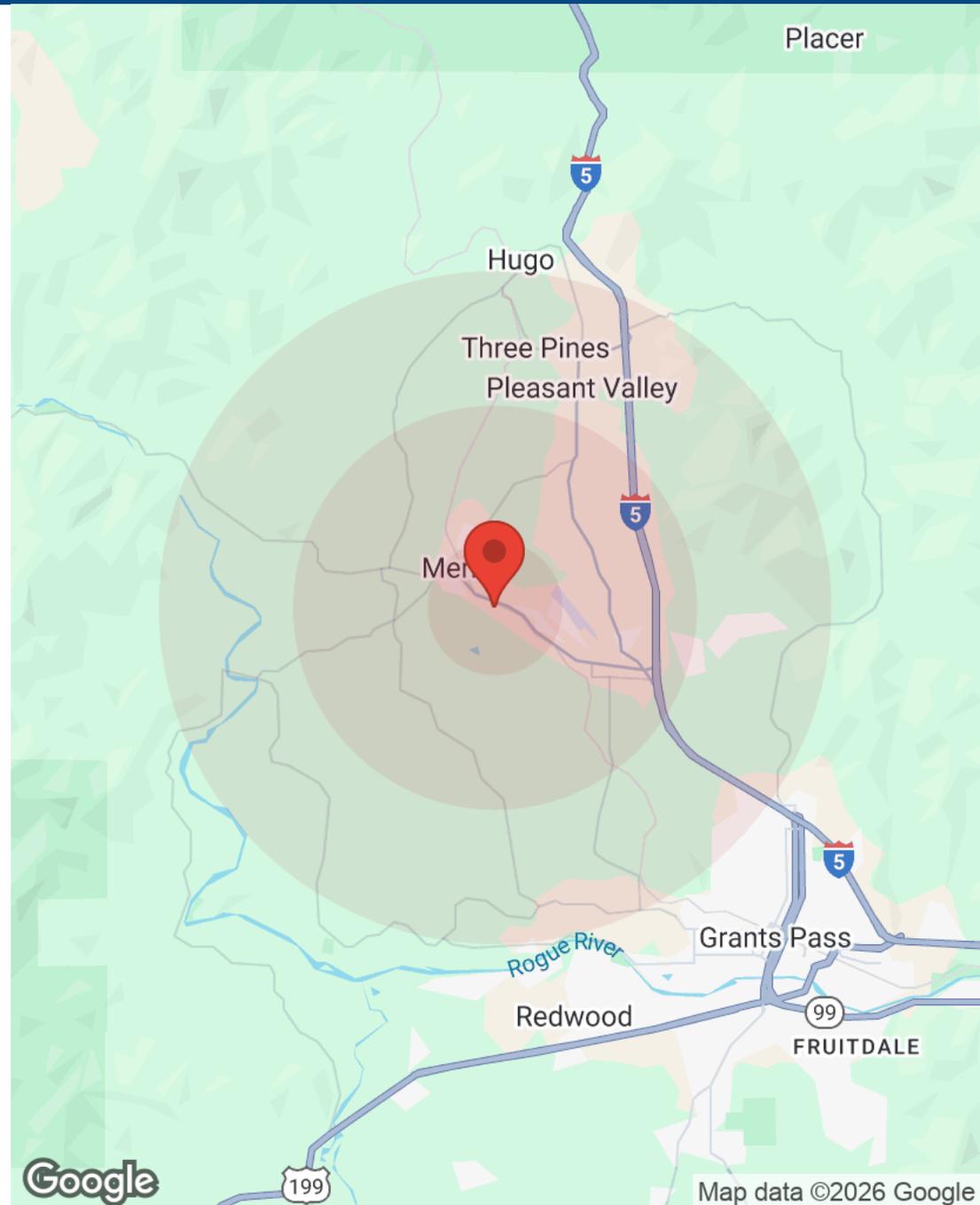
**Outcast Diesel
Repair LLC**

**Grayback
Forestry Inc**

DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	207	2,991	6,915
	Female	198	2,840	6,515
	Total Population	405	5,830	13,430
Age	Ages 0-14	62	883	1,986
	Ages 15-24	35	526	1,179
	Ages 25-54	123	1,749	3,888
	Ages 55-64	60	866	2,008
	Ages 65+	124	1,807	4,367
Income	Median	\$76,444	\$73,013	\$73,230
	< \$15,000	10	123	310
	\$15,000-\$24,999	26	278	459
	\$25,000-\$34,999	14	167	394
	\$35,000-\$49,999	8	233	738
	\$50,000-\$74,999	22	408	813
	\$75,000-\$99,999	21	338	723
	\$100,000-\$149,999	33	390	836
	\$150,000-\$199,999	8	150	452
	> \$200,000	21	260	585
Housing	Total Units	186	2,634	5,948
	Occupied	164	2,348	5,312
	Owner Occupied	128	1,897	4,406
	Renter Occupied	36	451	906
	Vacant	22	286	636



PROPERTY PHOTOS - UNIT A

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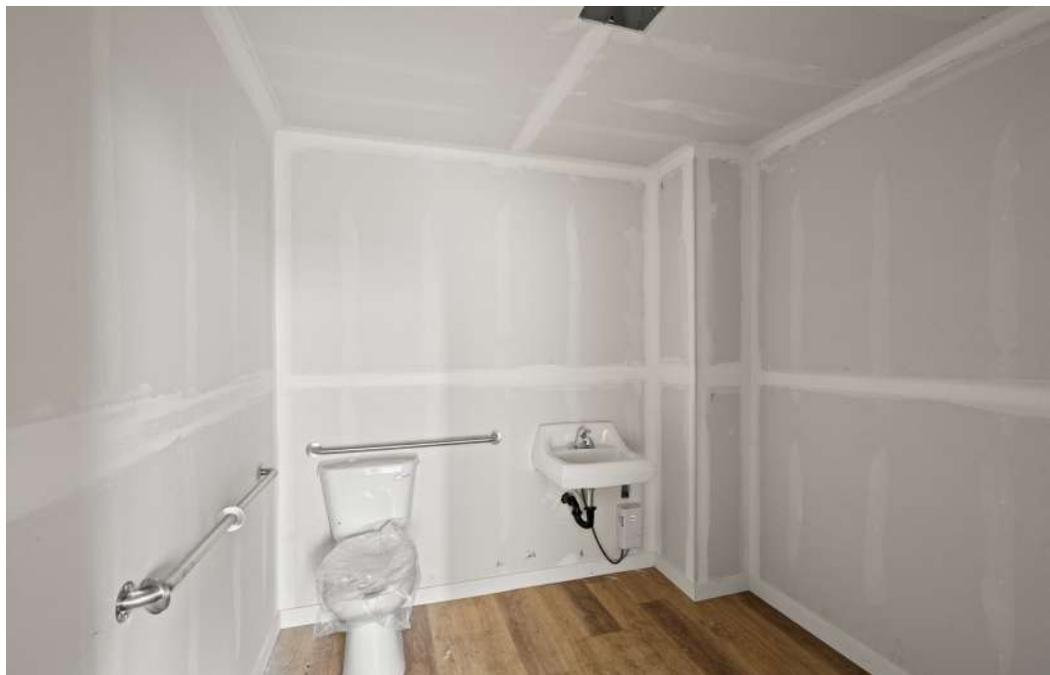
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PROPERTY PHOTOS - UNIT B/C

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PROPERTY PHOTOS - UNIT B/C

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