



FOR SALE / LEASE / BTS



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MEDFORD INDUSTRIAL CENTER

Industrial Space Available

± 100,000 SF Development | Call Brokers for Pricing

Avenue C @ 7th Street, White City, OR

- The Medford Industrial Center is a 25 acre parcel in White City, OR
- Individual buildings can be designed and built from any size up to 100,000 SF for lease or sale while individual tax lots can be purchased

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DAVE ELLIS

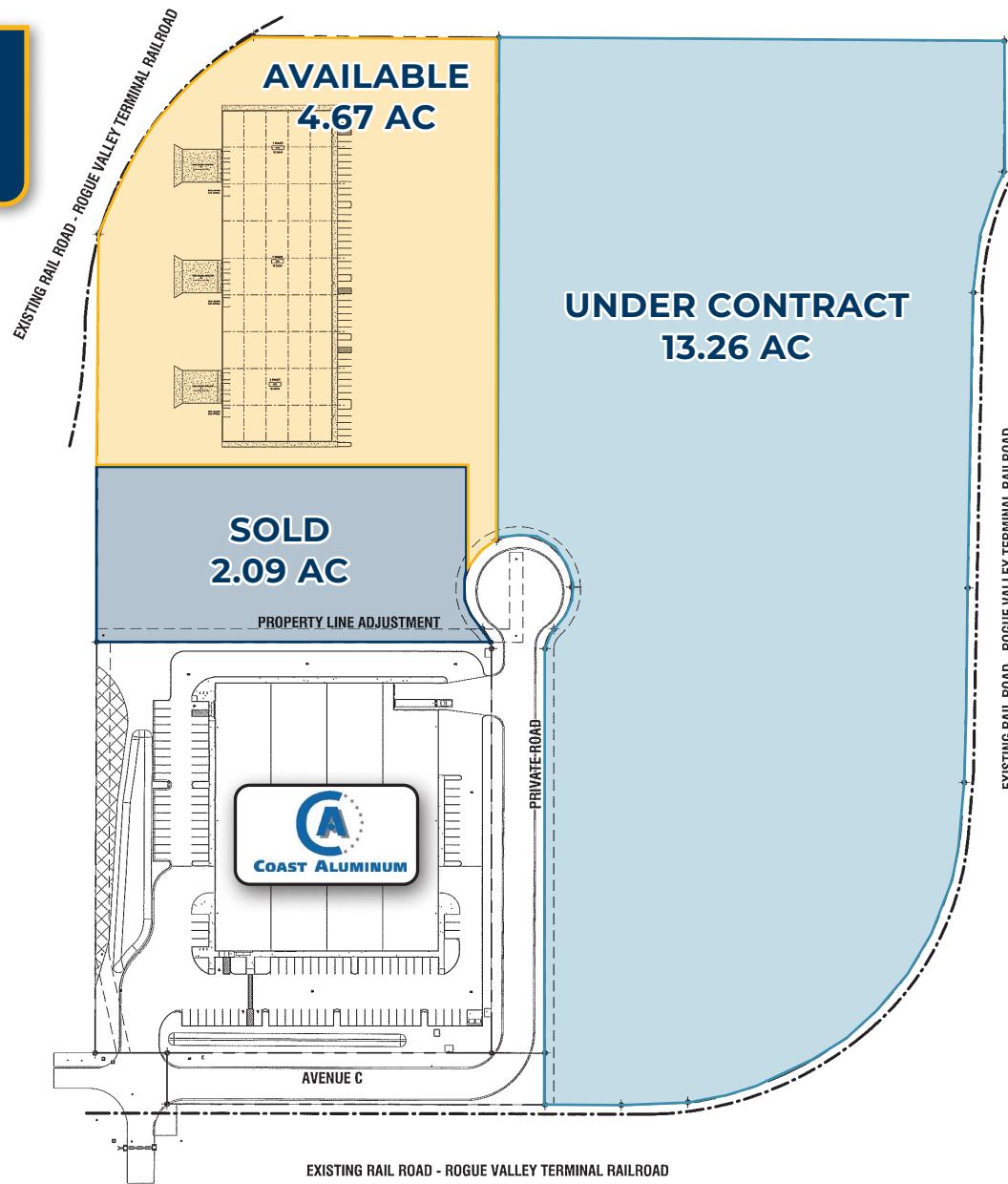
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DEVELOPMENT PLAN



PROPERTY DETAILS

Address	Avenue C @ 7 th Street, White City, OR 97503
Total SF	Up to 100,000 SF Warehouse
Lot Size	25 Acres
Utilities	All Utilities Available to Site
Available Parcels	± 4.67 Net Usable Acres
Incentives	<ul style="list-style-type: none">Opportunity ZoneJackson County Enterprise Zone
Lease Rate	Negotiable
Sale Price	\$6.00 / SF
Development Options	<ul style="list-style-type: none">Build To SuitFlexible Layouts AvailableEntitlements SecuredPlanned Frontage ImprovementsParcels Available from ± 4.67 Net Usable Acres



JACKSON COUNTY ENTERPRISE ZONE

1 Tax abatement is available for Standard (3 years) and Extended (up to 5 years) terms. Term varies based on a employee compensation, and requires local agreement.

STRATEGIC INVESTMENT PROGRAM

2 The Strategic Investment Program exempts a portion of very large capital investments from property taxes for 15 years. The program is available statewide.

CONSTRUCTION-IN-PROCESS

3 With timely filing for each of up to two years, unfinished facility improvements may be exempt from local property taxes. In an enterprise zone, most authorized businesses enjoy a somewhat broader tax abatement using another.

THE OREGON INVESTMENT ADVANTAGE (OIA)

4 This program helps businesses start or locate in a number of Oregon counties by providing a multiyear, income tax (on new business operations) deduction potentially eliminating state business tax liability during an eight- or nine-year period after operations begin.

OPPORTUNITY ZONES

Opportunity Zones can deliver significant tax savings on medium to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund, as well as capital gains earned for the investor from businesses or projects in a zone.

ZONING: I-L - LIGHT INDUSTRIAL DISTRICT

The I-L district provides land for warehouse, office, and low intensity industrial uses in areas near residential and commercial zones.

MEDFORD INDUSTRIAL CENTER INDUSTRIAL UTILITIES



SEWER
Rogue Valley Sewer Service



WATER
White City Water Improvement District



ELECTRIC
Pacific Power



NATURAL GAS
Avista



LOCAL AERIAL & DEMOS



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	36	13,549	44,878
2029 Projected Population	35	13,579	43,979
2020 Census Population	100	13,612	44,163
2010 Census Population	112	12,189	39,626
Projected Annual Growth 2024 to 2029	----	-0.2%	0.4%
Historical Annual Growth 2010 to 2024	-1.1%	1.2%	1.1%
Households & Income			
2024 Estimated Households	11	4,562	16,548
2024 Est. Average HH Income	\$87,014	\$87,663	\$101,758
2024 Est. Median HH Income	\$85,231	\$60,066	\$73,847
2024 Est. Per Capita Income	\$28,705	\$29,699	\$37,634
Businesses			
2024 Est. Total Businesses	285	772	2,352
2024 Est. Total Employees	2,928	6,603	19,336

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



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