

OFFERING MEMORANDUM

— COLD STORAGE FOR LEASE —

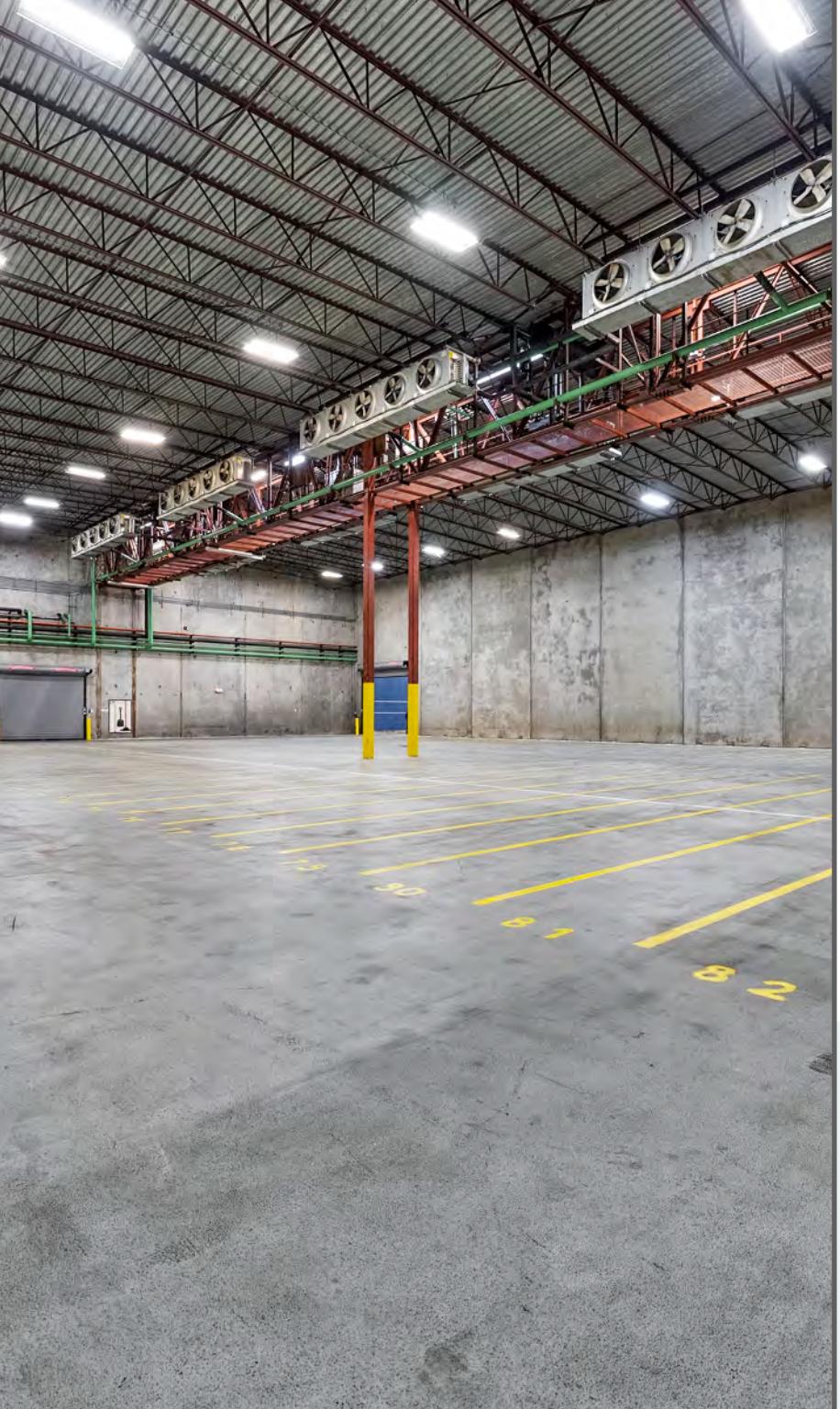


COLD STORAGE FOR LEASE

619 S. Grape Street, Medford, OR 97501

www.Merit-Commercial.com / (541) 944-9967





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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE

SCOTT KING
Principal Broker / Owner
(541) 890-6708
scottnking@gmail.com

CASPIAN HOEHNE
Licensed Broker
(541) 944-9967
caspian@merit-commercial.com

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease **619 S. Grape Street**, an extraordinarily rare public offering of a cold storage distribution facility of size in Medford, Oregon (the "Space").

The Space is currently the largest operating cold storage facility in Southern Oregon available for lease. Perfectly located between San Francisco and Portland directly on the Interstate 5 corridor, the Space presents an opportunity for a large user to house significant inventory in temperatures down to ~26°. The Space is located 1.4 miles or approximately 5 minutes to direct I-5 access.

The vast 28,400 SF covered weigh station includes a large unloading area, 2,088 SF of office space, and easy pass-through access from S. Grape Street to S. Fir Street. Product unloaded from the weigh station can be brought into the flash cool room, capable of quickly bringing down the temperature of product to long-term storage levels quickly. From there, product may be moved into one of three other cold storage rooms, all featuring tall clear heights, smooth and flat slabs, and easy forklift access.

Enjoying flexible loading access, there is a dock-high ramp facing S. Fir Street, as well as grade-level doors on both ends of the blast cool room.

The blast cool room and main storage room enjoy thick slabs, 26'+ clear height, and tilt-up concrete walls. There is a smaller chilled room with a dedicated cold system located off of the main chilled space, ideal for short-term, smaller batches of product.

Also accessed via the main chilled space, there is an additional 11,058 SF of cold storage space; although an older vintage with slightly lower clear height, this space is a key addition to expand the total chilled area to approx. 45,422 SF.

Users can appreciate the excellent condition and meticulous maintenance of the chiller systems and the buildings themselves.

The opportunity is clear at **619 S. Grape Street** for an institutional user or 3PL provider to operate a critical cold storage facility on the I-5 corridor. Space provided in as-is condition, system maintenance services contract considered by LL. Contact brokers for more info.

Offering Details

Lease Rate:	Call for rates
Structure:	Triple Net ("NNN")
Occupancy:	Immediately available
Address:	619 South Grape Street, Medford Oregon 97501 - Jackson County
Legal:	37-1W-30CD TL 300 APN 10374665 37-1W-30CD TL 400 APN 10374681
Annual Taxes:	\$16,263.82 (incl. equipment tax)
Zoning:	I-G (General Industrial)
Gross Acreage:	2.68 acres (116,741 SF)
Year Built:	Varies; majority between 1985 - 1995
Total Gross SF:	±75,910 SF total 45,422 SF cold storage 28,400 SF warehouse/dock space 2,088 SF office
Construction:	Mix of tilt-up concrete & wood-frame
Clear Height:	30' clear in main room, other spaces vary
Parking:	20+ auto spaces; trailer parking in rear
Utilities:	All public
Power:	3-phase, 480v (user to confirm)
Refrigeration:	Ammonia-based system
Cold Storage:	26° minimum storage temp.
Racking:	None installed



Site Aerial



Internal Layout

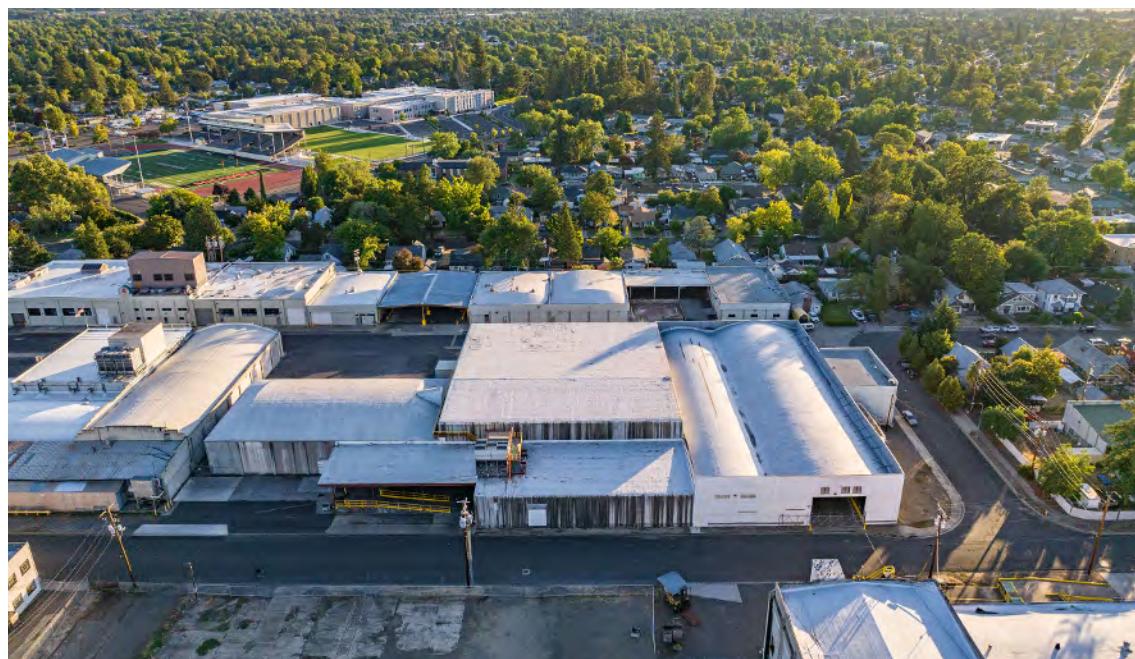
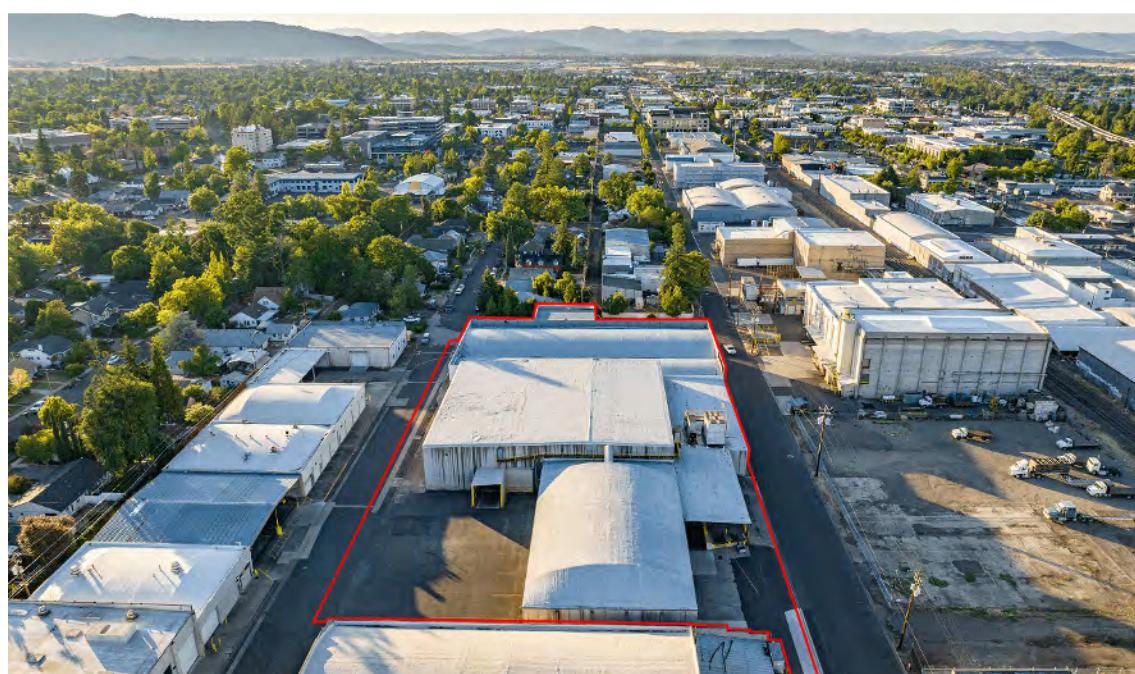


Flow of Access Diagram

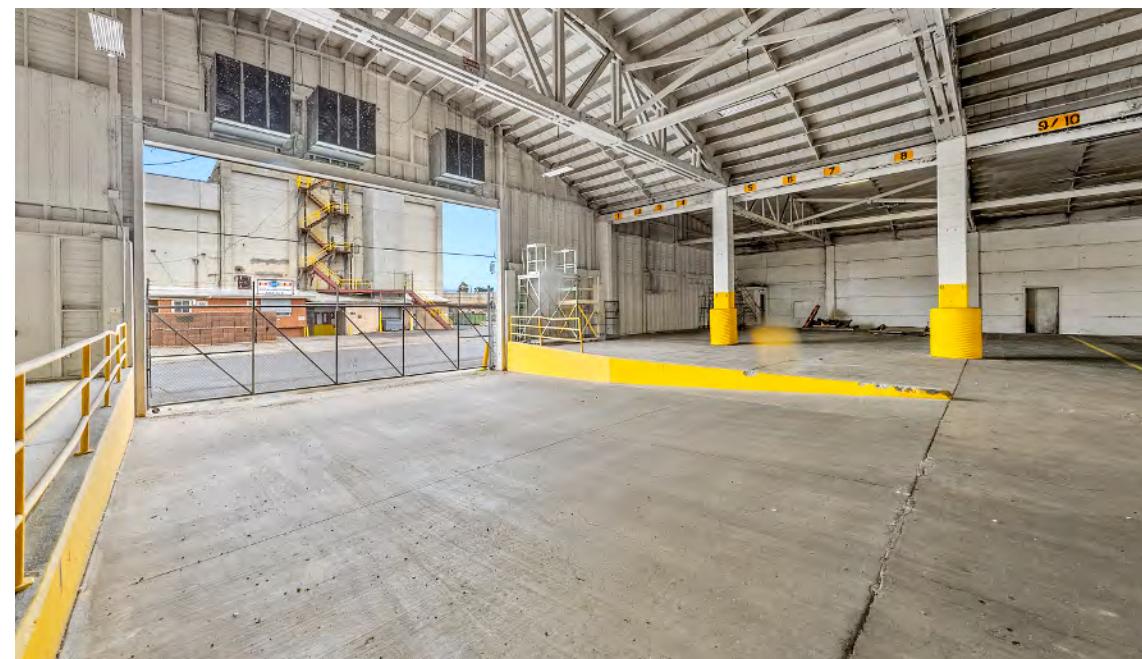
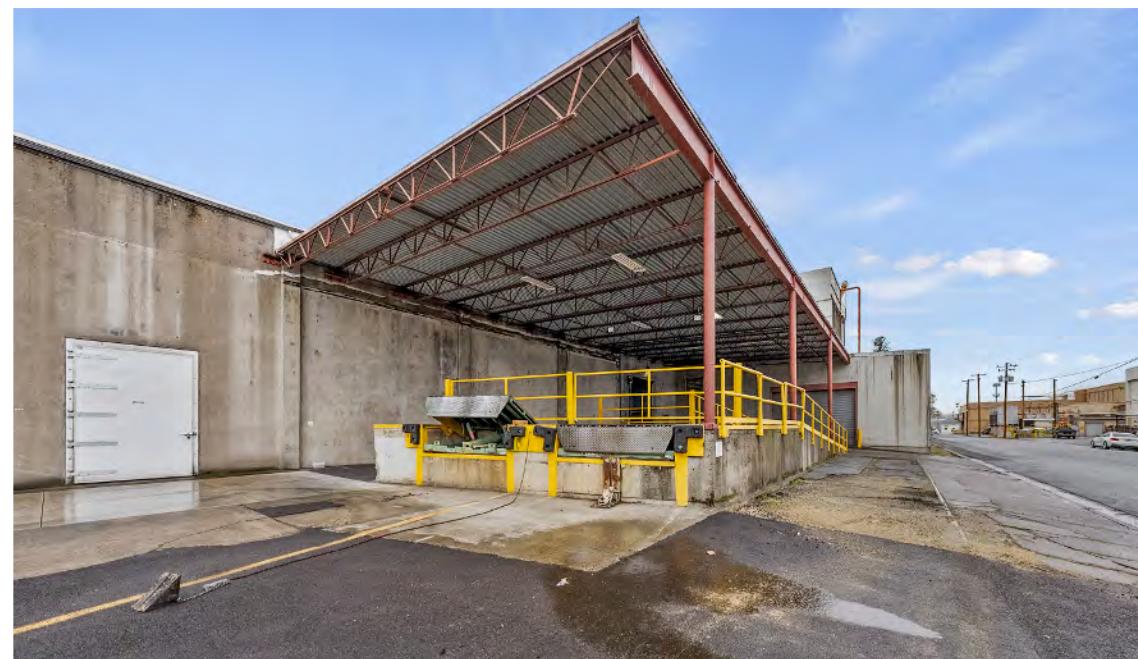


All parcel boundaries are approximate and are for illustration purposes only.

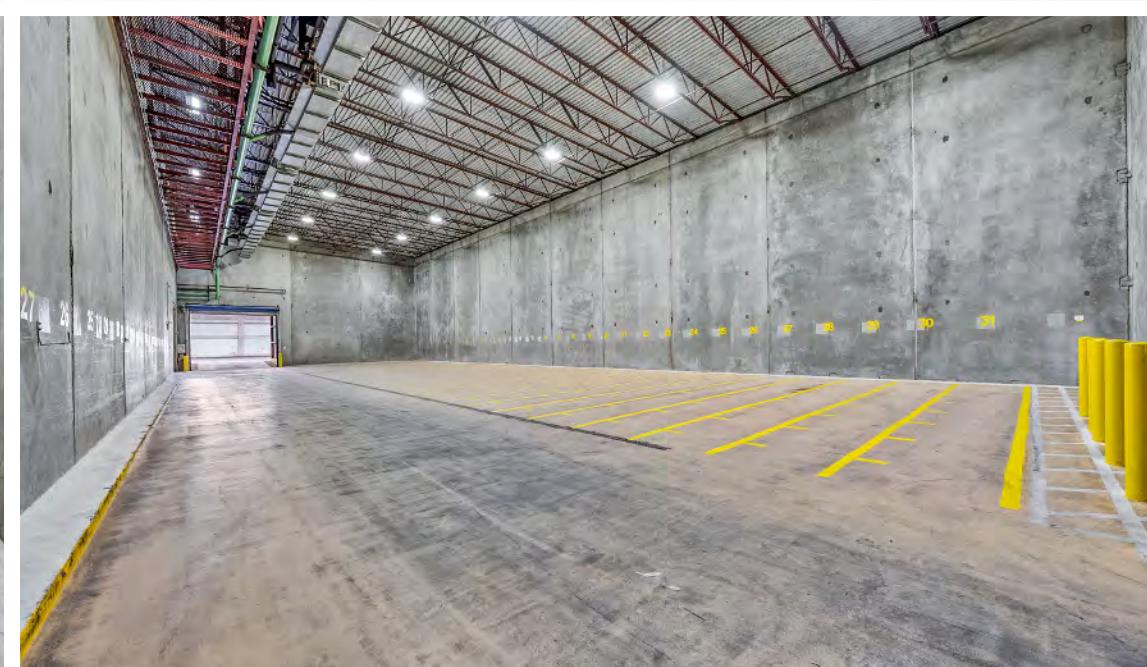
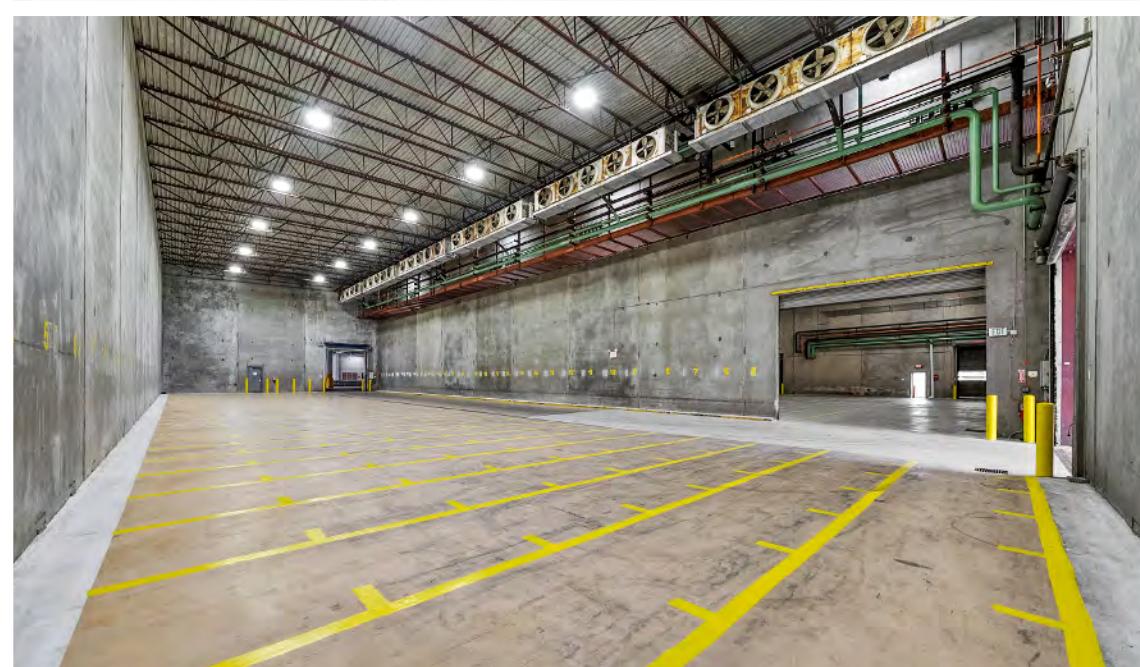
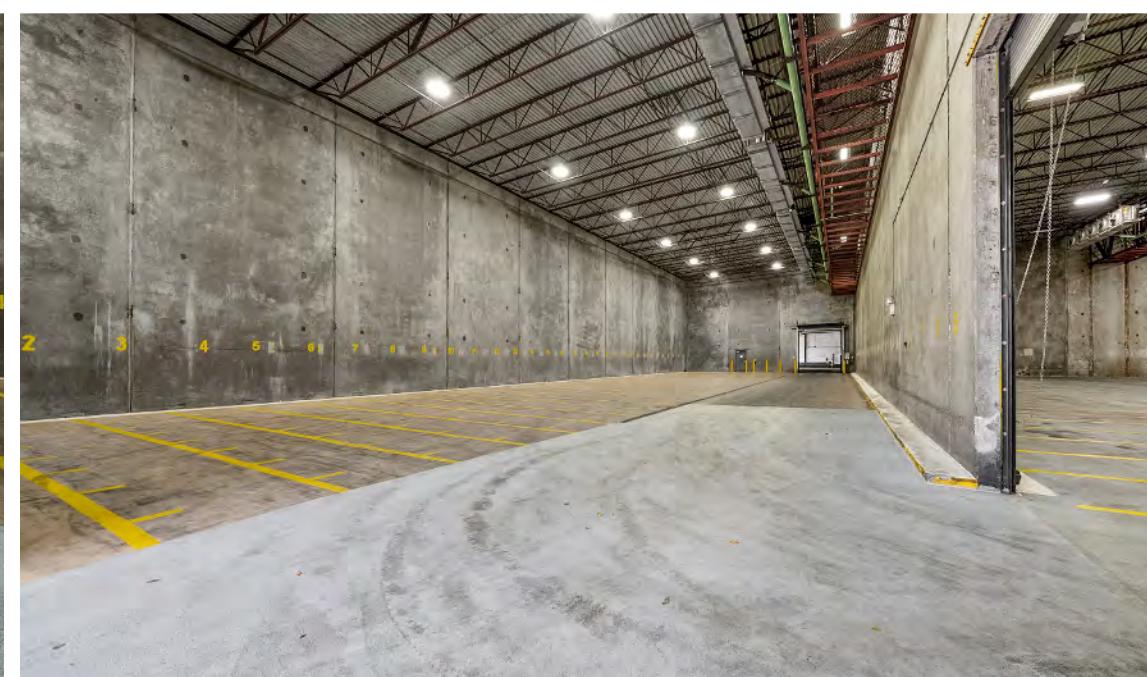
Site Aerial



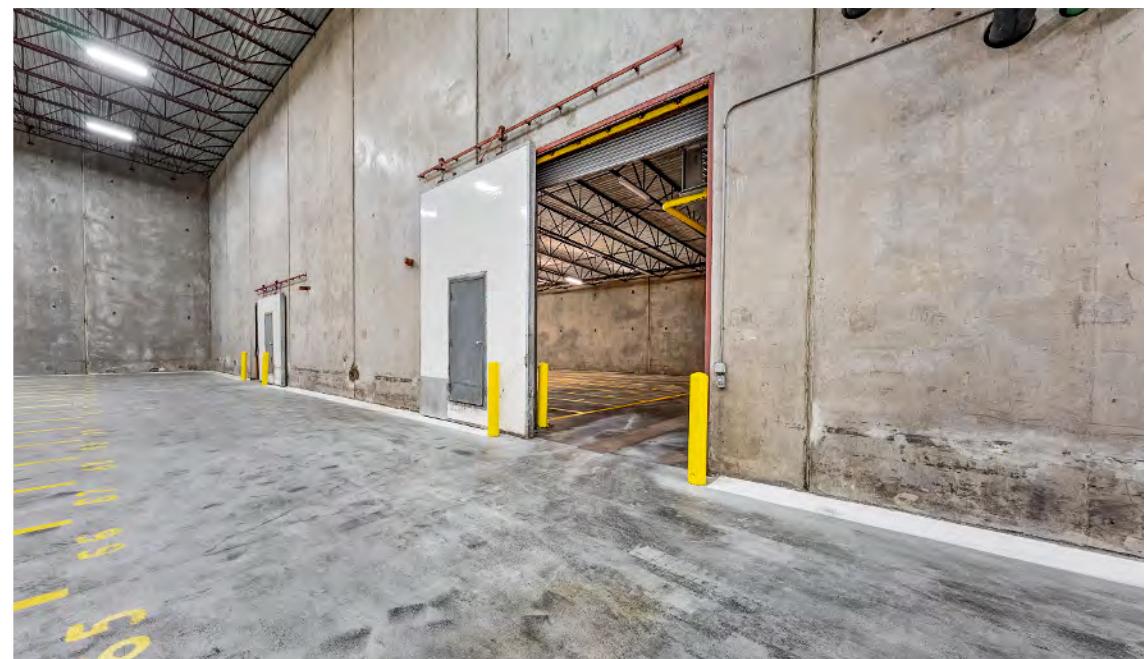
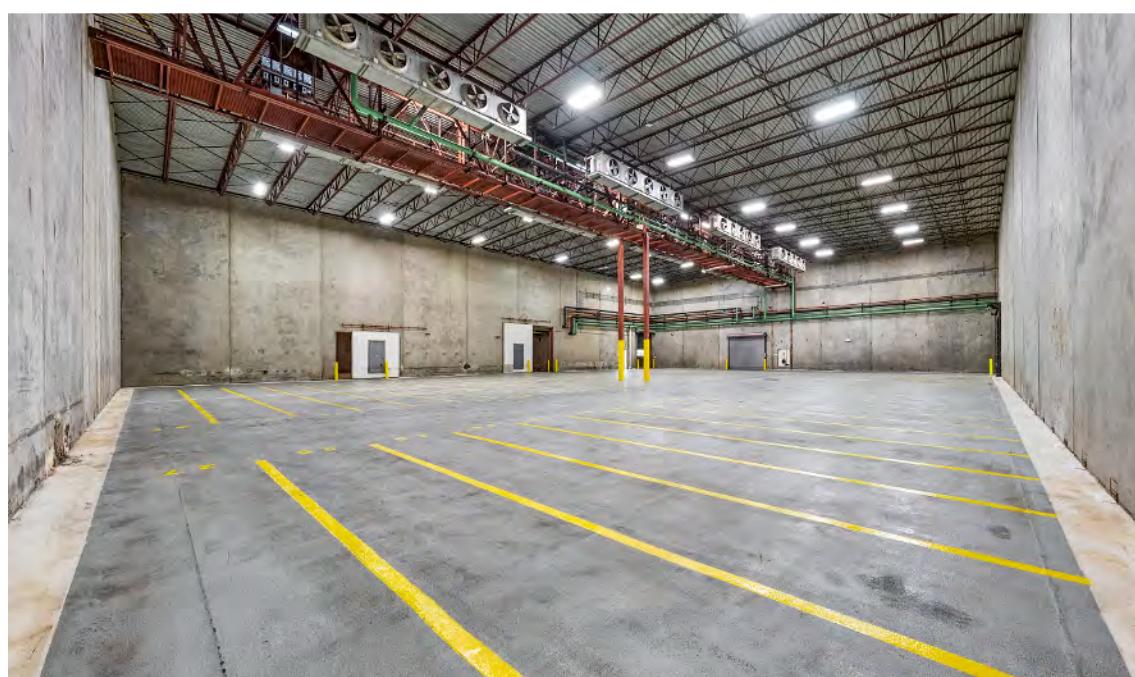
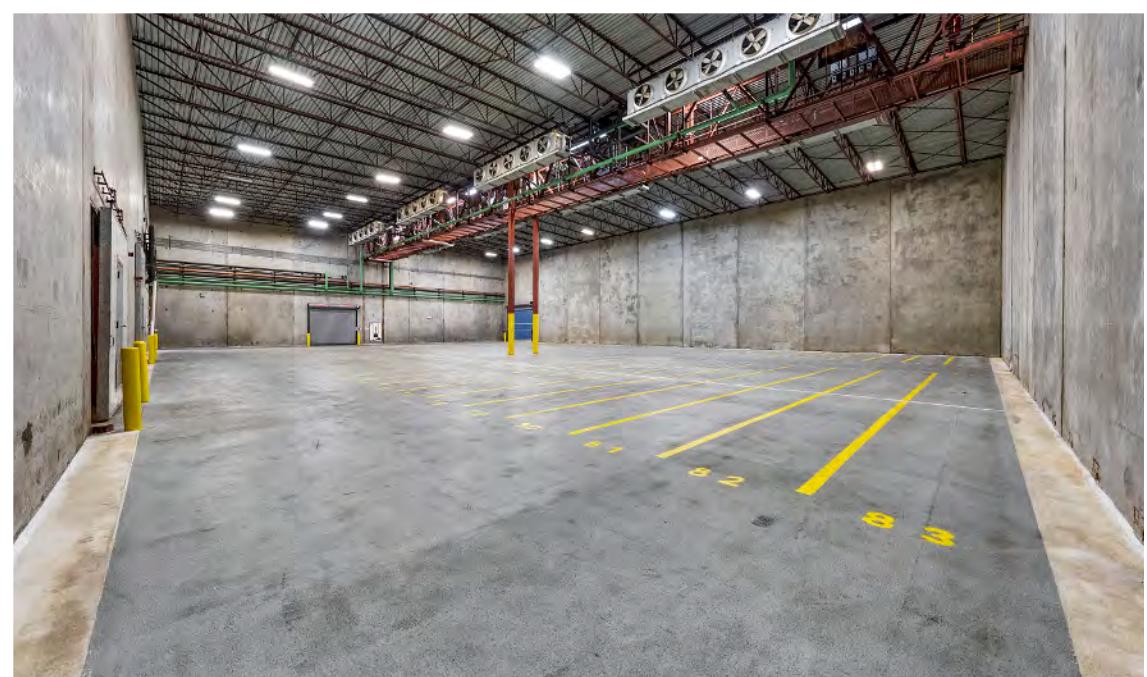
Exterior Photos



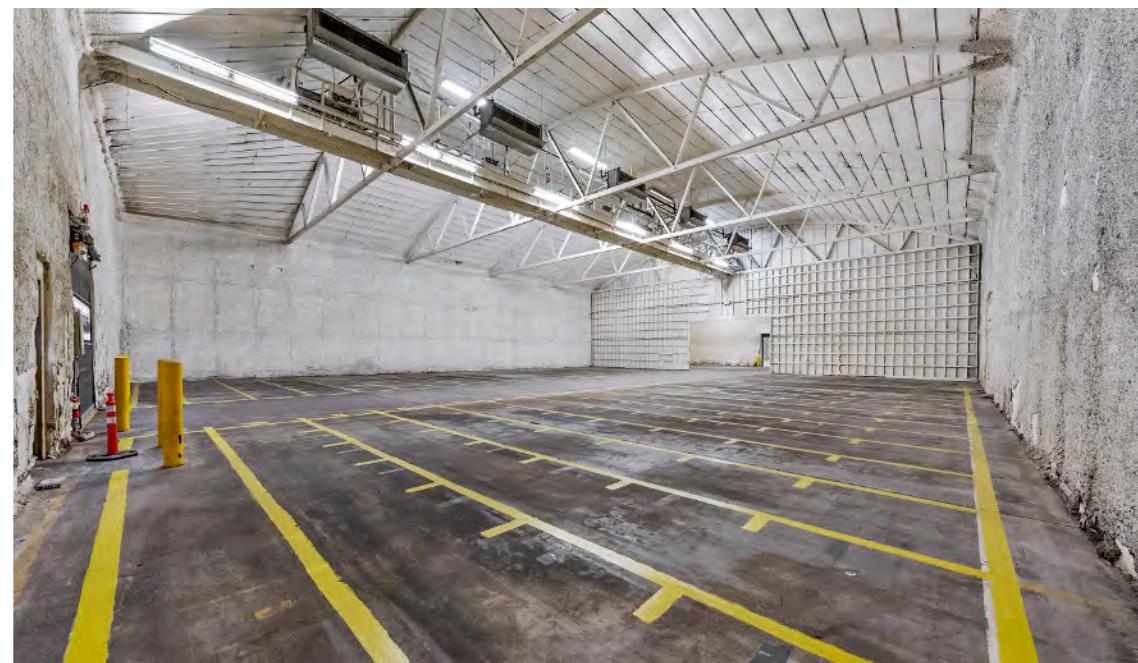
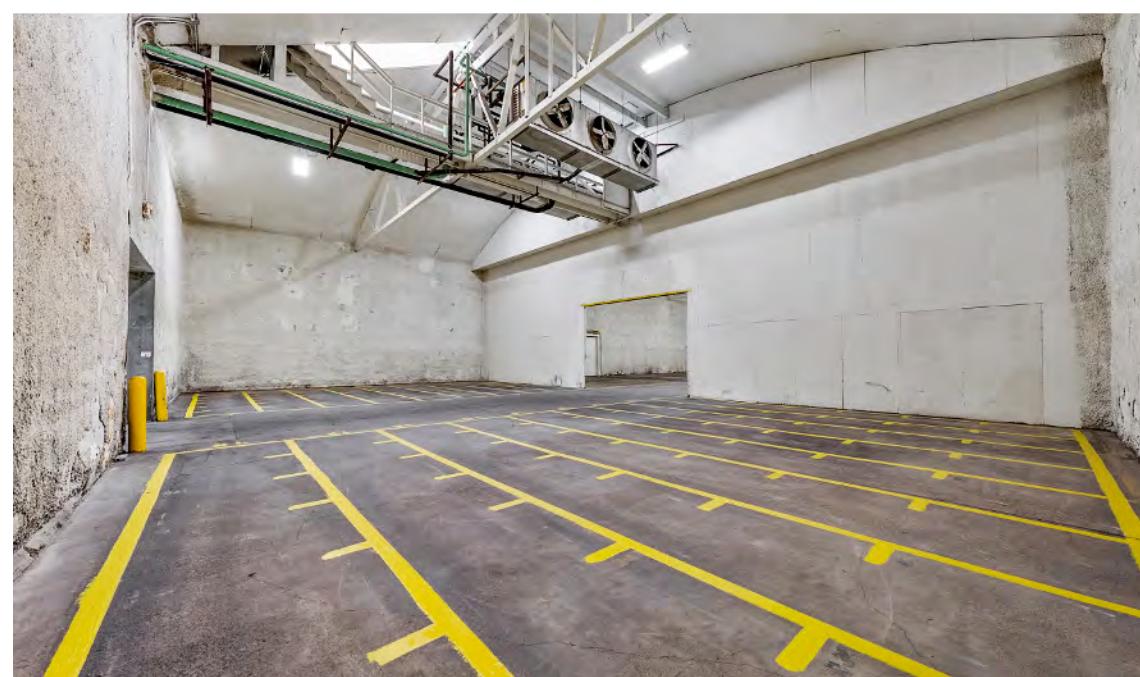
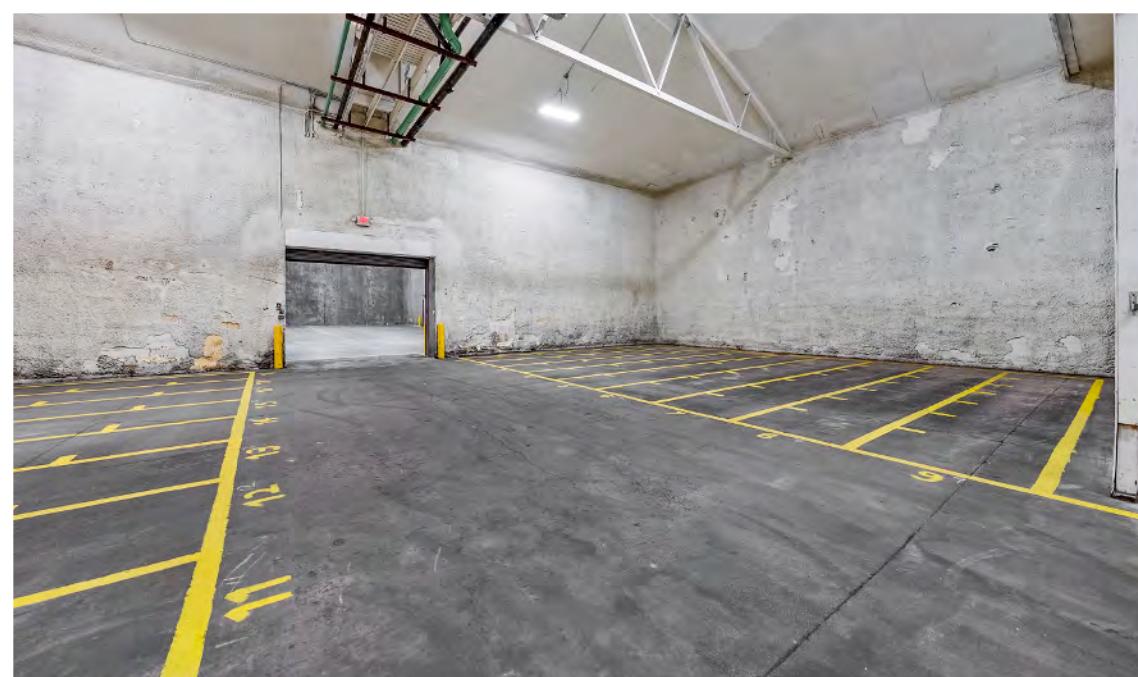
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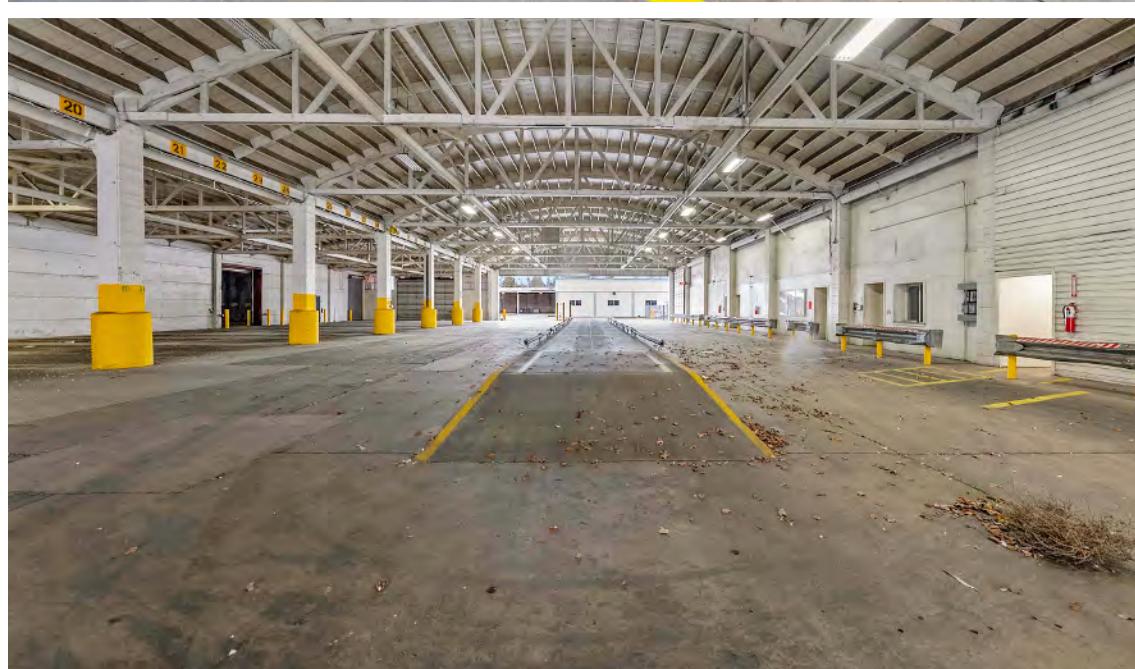
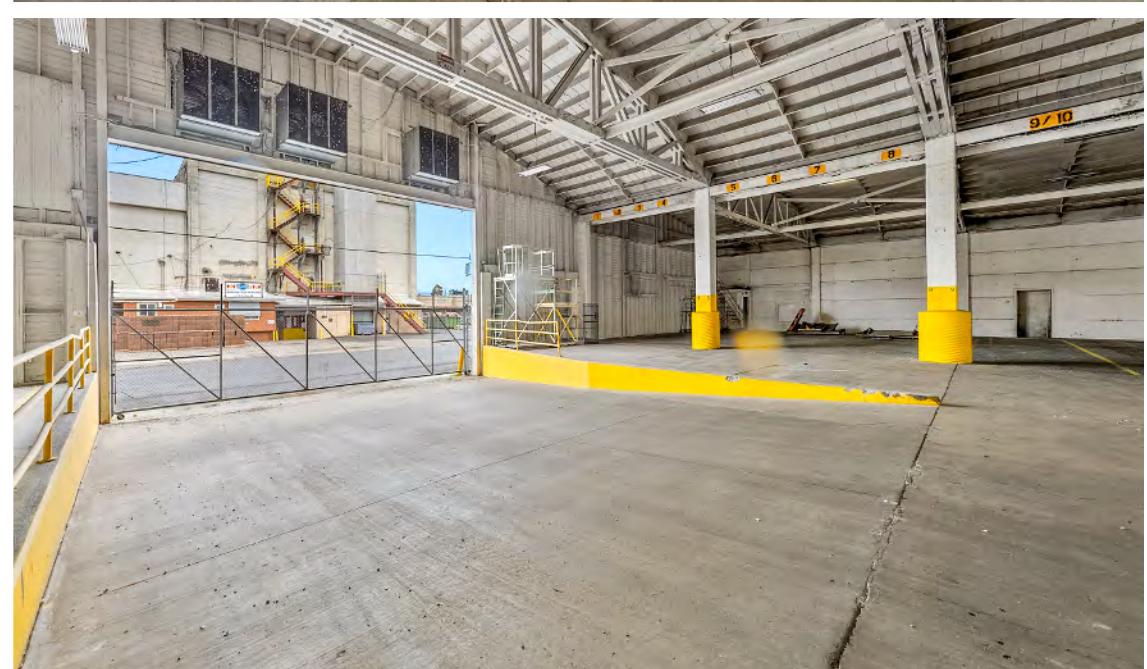
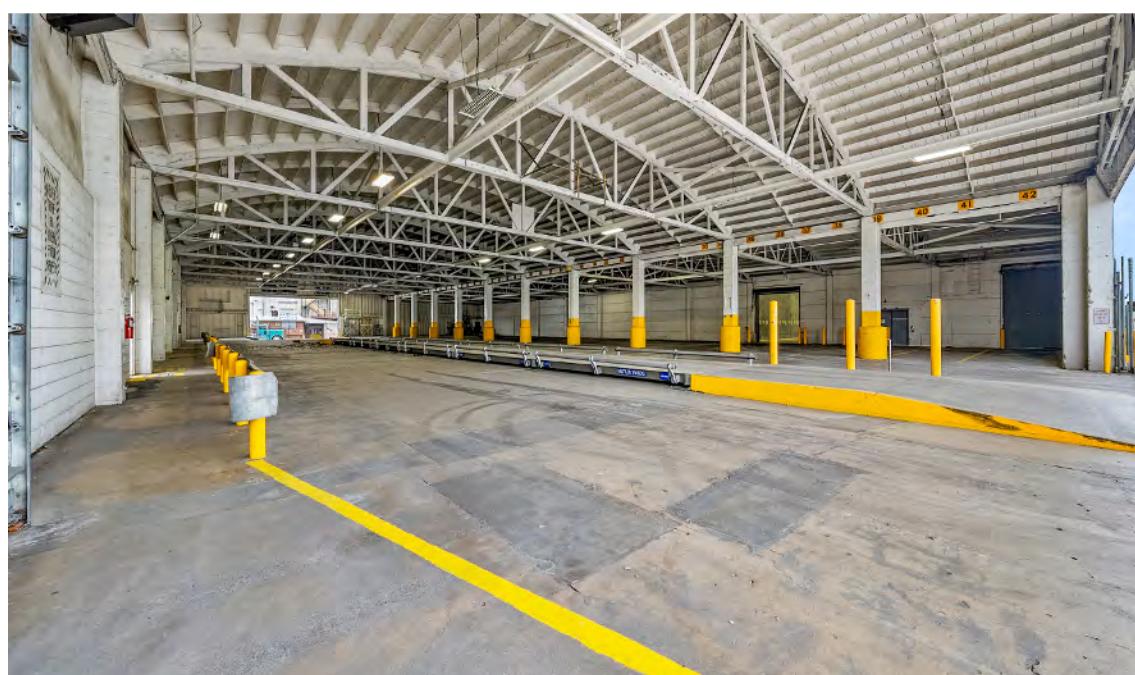
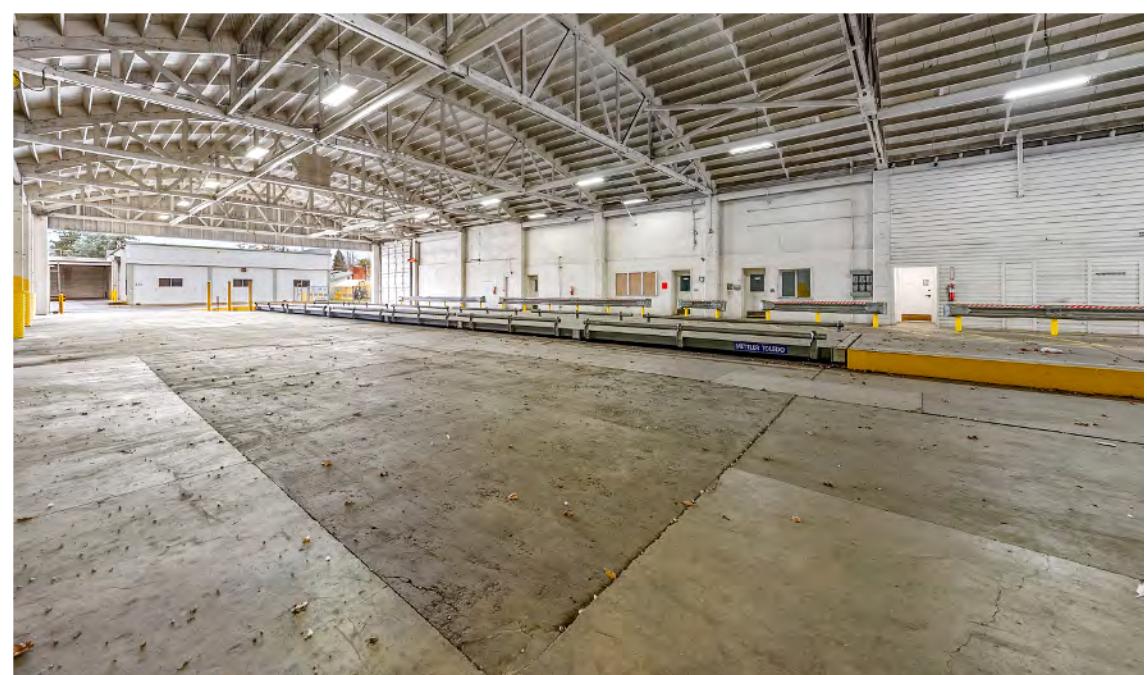
Interior - Blast Chilling Room



Interior - Main Cold Room



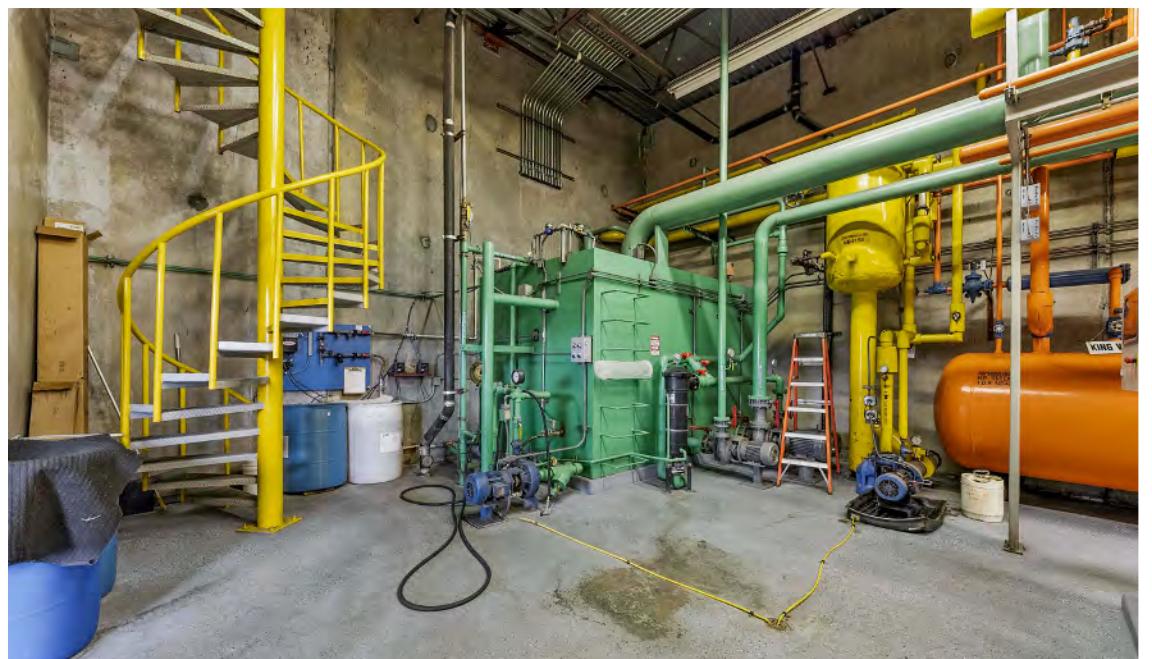
Interior - Secondary Cold Room



Interior - Loading / Weigh Station



Interior - Office

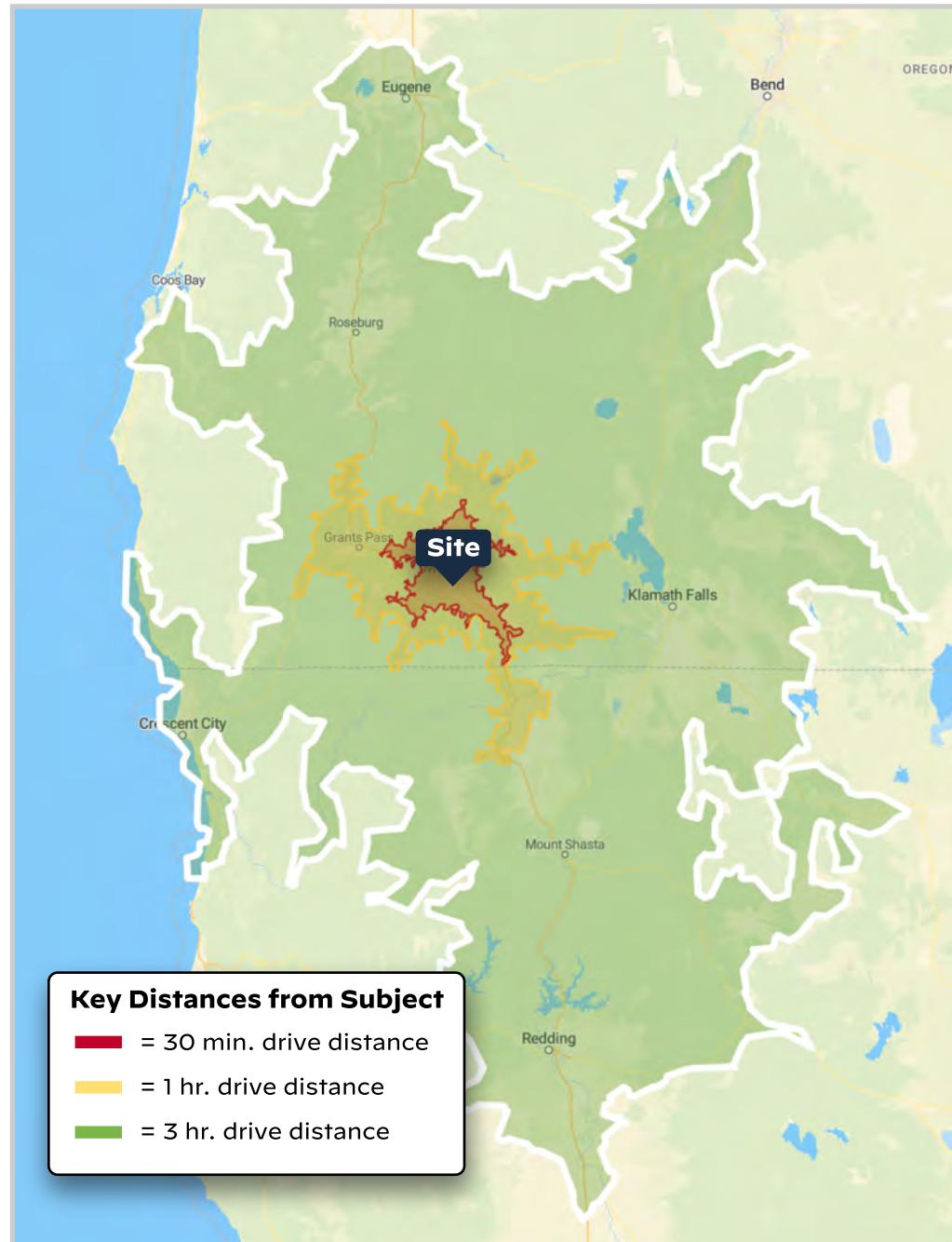


Interior - Engine Room

Market Summary

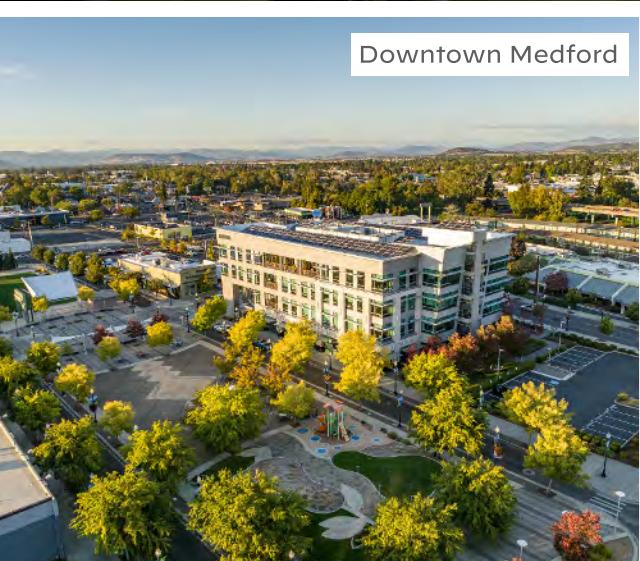
	Demographics	Medford	Jackson County	National
Population				
2021 Census Population	87,388	222,258	-	
2015 Population	82,421	219,616	-	
2010 Population	75,066	203,357	-	
Pop. Growth 2010-2015	9.80%	8.00%	-	
Pop. Growth 2016-2021	6.03%	1.02%	-	
Personal/Education				
Median HH Income	\$52,243	\$61,020	\$75,989	
Per Capita Income	\$26,875	\$33,346	\$35,384	
Median Age	37.4	42.6	38.1	
Unemployment Rate	3.9%	2.8%	3.7%	
High School Degree	90.6%	90.8%	91.1%	
Bachelor's Degree	24.5%	25.1%	36.0%	
Housing				
Median Home Value	\$429,500	\$465,000	\$428,700	
# Households	33,645	104,318	-	
Owner Occupied	52.8%	64.3%	64.4%	
Tenant Occupied	45.1% (±)	34.1% (±)	29.3%	
Vacancy	2.1% (±)	1.6% (±)	5.8%	

Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.





Downtown Medford



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Asante Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

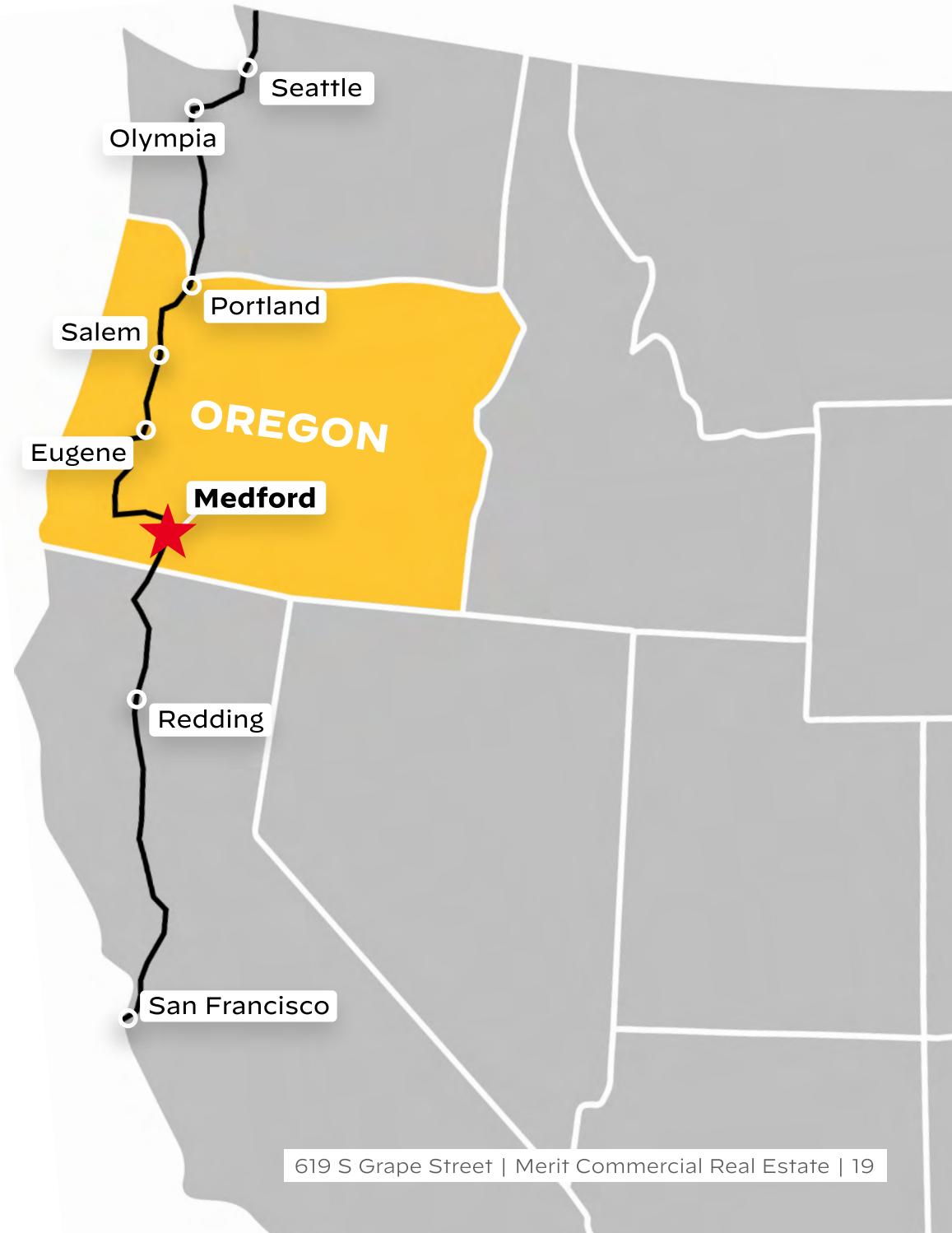
MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's dryer, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the Summer months.

Erickson Air-Crane, Inc's main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Lease Guidelines

619 S Grape Street (the "Space") is being offered for lease only on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative. Landlord reserves the right to suspend tours at any time with no notice. Landlord requires at least reasonable advance notice for any tours.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for any of the Space, such LOIs should, at a minimum, include the following:

- Lease rate (call for rates; structure is NNN)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's product to be stored
- Product storage restrictions or requirements (handling, temperature)

Please contact listing brokers Scott and/or Caspian for additional information.

Scott King

Principal Broker / Owner
(541) 890-6708
scottnking@gmail.com

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