

FOR LEASE

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PROPERTY GROUP | REALTY



Roxy Ann Center: 167 Bateman Dr.

4,000 - 12,000 SF of Flex Space Available in Medford, OR 97502

FOR INFORMATION: ADAM RUTLEDGE | 541.890.4876 | ADAM@541SOLD.COM

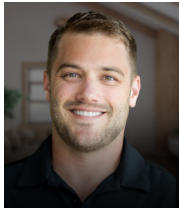
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RUTLEDGE PROPERTY GROUP



ADAM RUTLEDGE

REALTOR®

541.890.4876

adam@541sold.com

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Executive Summary

Lease Rate: \$0.90 PSF/Month NNN

Estimated CAMs: \$0.13 PSF/Month

New construction, High Visibility, fully landscaped!

12,000SQFT (75'X160') clear span buildings w/ 21' Interior height available with 4- 12'x14' roll-up doors are available for lease, each building can be demised down to 4,000 SQ FT or larger. Option available to lease entire building as well. There are 36 Parking spots for visitors, employees, and fleet vehicles in the entire complex. 4 quick-access Ground level bay doors. Zoned light industrial for warehouse, office, and low intensity industrial uses like distribution, storage or light manufacturing. Perfect for businesses looking for a brand new low maintenance facility! The negotiable Lease rate is NNN and includes landlord building to a grey shell condition with r36 insulation and shop heater and Option for bathroom and office space. Landlord is open to negotiating tenant improvements.

- Lease rate does not include utilities, property expenses or building services
- 4 Drive Ins
- Private office
- Demised WC facilities
- Exposed Ceiling
- Conditioned office space
- Sprinkler Ready buildings
- Space is in brand new
- GAs fired shop heater
- Security System available
- High Ceilings
- High energy efficiency construction
- R36 insulation in walls and ceilings.
- Storefront windows and doors

Property Facts

Building Size	12,000 SF
Year Built	2025
Sprinkler System	Wet
Sewer	City
Power Supply	Phase: 3
Zoning	I-L
Lot Size	3.00 AC
Construction	Steel
Water	City
Gas	Natural

Features

Clear Height	21'
Drive In Bays	8
Warehouse Floor	6"
Standard Parking Spaces	38

Exterior Photos

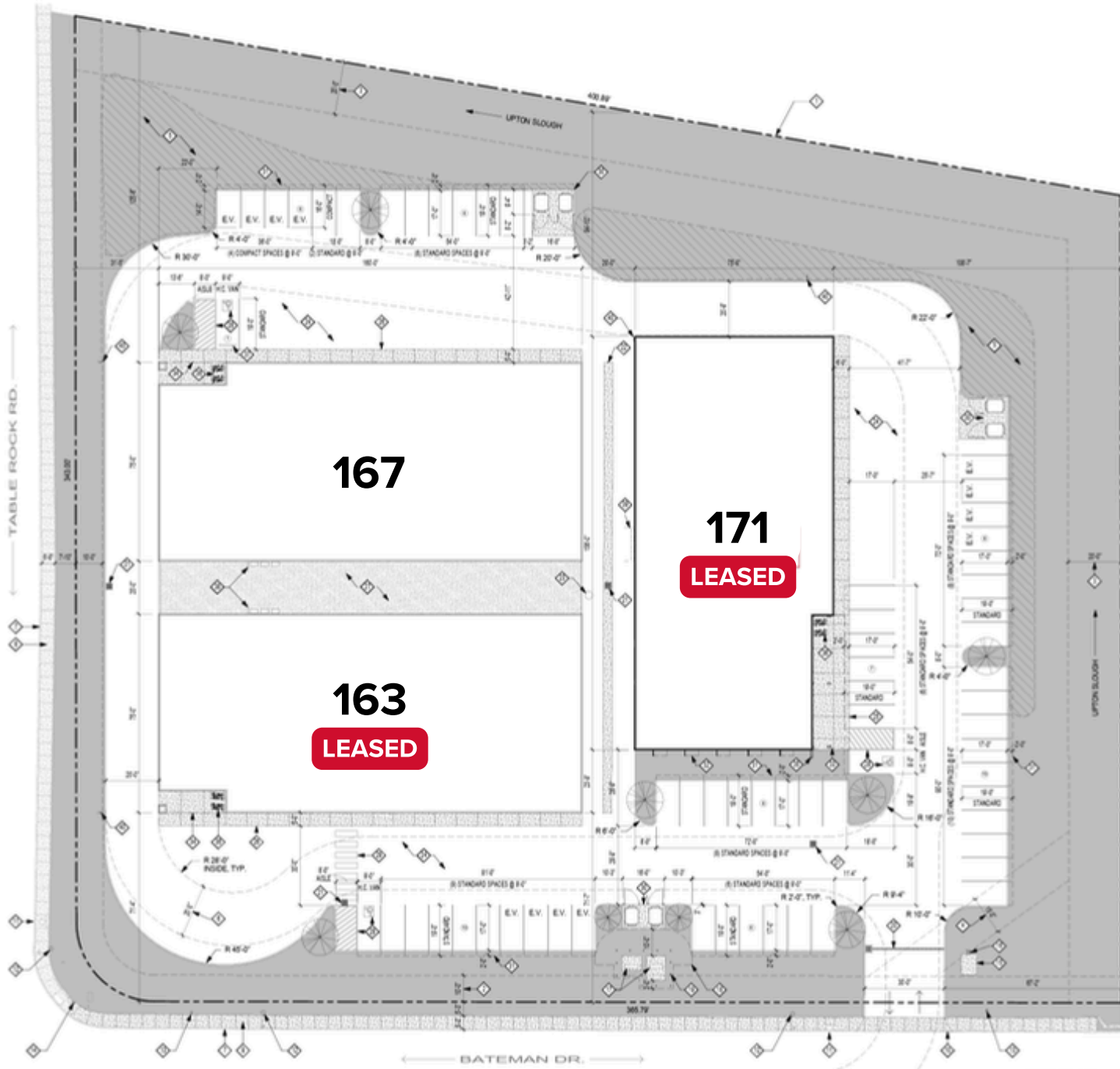


Interior Photos



Additional Photos





Transaction Guidelines

167 Bateman Drive is being offered on the open market. The Landlord plans to install 1 bathroom, 1 office with airconditioning and a demising wall per 4,000 SQFT and is willing to entertain additional Tenant Improvements. Rutledge Property Group will be available to assist prospective tenants with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Landlord reserves the right to suspend tours at any time without notice. Reasonable notice for tours is required.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective tenant prepares an offer for any portion of the site, such offers should, at a minimum, include the following:

- Lease Rate
- Basic financial information about tenant
- Length of lease desired
- Due diligence period, extension options, and internal approval process
- Desired possession date
- Types of proposed use

Please contact listing brokers for additional information.

Adam Rutledge
REALTOR®
541.890.4876
adam@541sold.com





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PLEASE CONTACT LISTING BROKER FOR ADDITIONAL INFORMATION.