

# OFFERING MEMORANDUM

— FOR SALE OR LEASE —



**TURN-KEY CORNER LOT RENOVATED WAREHOUSE**  
White City, OR / [www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 944-9967

**Caspian Hoehne**  
Licensed Broker



**Scott King**  
Principal Broker





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EXCLUSIVELY REPRESENTED BY  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale or lease **8211 15th Street**, a usable and unique flex warehouse located in White City, Oregon.

**8211 15th Street** is an iconic property with a storied history and a variety of uses. A unique warehouse in a great location, the facility offers a compelling value for a turn-key storage or distribution solution.

While originally constructed in 1941 using exceptionally strong building methods, the building underwent a to-the-studs renovation in the recent years and was essentially rebuilt.

Featuring a unique floor system with 4" thick mass timber flooring above a crawlspace, the building's usability has been improved with all new floor joists, mud sill, vapor barrier, reframed walls, and strengthened floor supports.

Additionally, the warehouse enjoys a brand-new roof, new transformer and all new wiring, plumbing modernization, new metal siding, rain gutters, windows, and vent fans.

There are multiple easy-to-use access points, including a large drive-in roll-up overhead door (large concrete ramp

installed), as well as another dock-high roll-up overhead door built for forklift or pallet jack use, in addition to the secure front door.

Outside, there is a ± 0.3 acre flat, gravel parking/storage area with easy access from both 15th Street and Avenue F. The railroad also runs adjacent to the property (buyer to confirm ability to add a spur). There are several large areas for signage and strong corner visibility, as well as very easy customer access in front of the building.

The interior features an open dry flex space with 16' clear height and timber posts only on the perimeter of the usable space. There is also a large breakroom with a kitchen, private bathroom, and a flex office space supporting the use of the building.

The opportunity at **8211 15th Street** is clear to invest in and operate a turn-key, completely remodeled, centrally-located historical flex warehouse in growing White City - all located within a federal Opportunity Zone.

Buyer is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items.

## Offering Summary

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<b>Sales Price:</b>	\$1,250,000
<b>Lease Rate:</b>	\$0.95/SF/Mo (\$11.40/SF/Yr)
<b>Lease Terms:</b>	NNN, other terms negotiable
<b>TI Package:</b>	Reasonable TI proposal considered
<b>Occupancy:</b>	To be delivered vacant
<b>Address:</b>	8211 15th Street, White City, Oregon, 97503 - Jackson County
<b>Legal:</b>	36-1W-17CC TL 500   APN 10715690
<b>Annual Taxes:</b>	\$983.78 (tax year 2024)
<b>Zoning:</b>	GI (General Industrial)
<b>Year Built:</b>	± 1941 (effectively rebuilt 2023)
<b>Gross Building SF:</b>	9,000 SF (per Seller)
<b>Gross Acreage:</b>	0.62 acres (27,007 SF)
<b>Construction:</b>	Timber frame on concrete perimeter foundation
<b>Clear Height:</b>	16'
<b>Loading:</b>	(1) 10' x 14' drive-in roll-up door, (1) 10' x 14' dock-high door
<b>Utilities:</b>	Served by public utilities (natural gas available, not connected)



# Investment Highlights

## Turn-Key Remodeled Facility

Essentially rebuilt in 2023, nearly every surface within 8211 15th Street has been updated or replaced, including major systems of electrical, plumbing, roofing, siding, docks/access, flooring, and much more.



## Strong Central Location

8211 15th Street is anchored by its strategic, central location, on the corner of 15th Street and Avenue F, and is within 1 mile to Hwy 62 access, 1.3 miles to supply stores, 3.8 miles of a Walmart supercenter, 5.9 miles to Lowe's, and within 7.7 miles of the Rogue Valley Intl. Airport. White City is home to numerous highly advanced tech, R&D, manufacturing, distribution, and other companies, and is the industrial hub of Southern Oregon.



## Flexible Space

8211 15th Street presents an exceptionally flexible space, and could serve as a perfect space for a variety of owners or tenants. Easy access, high-quality construction, and potential for a customer-facing storefront provides an abundance of opportunities for your business.







Parcel boundaries are approximate and are for illustration purposes only.

# Subject Aerial





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# Subject Property Aerial





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# Subject Property Aerial





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# Subject Property Aerial





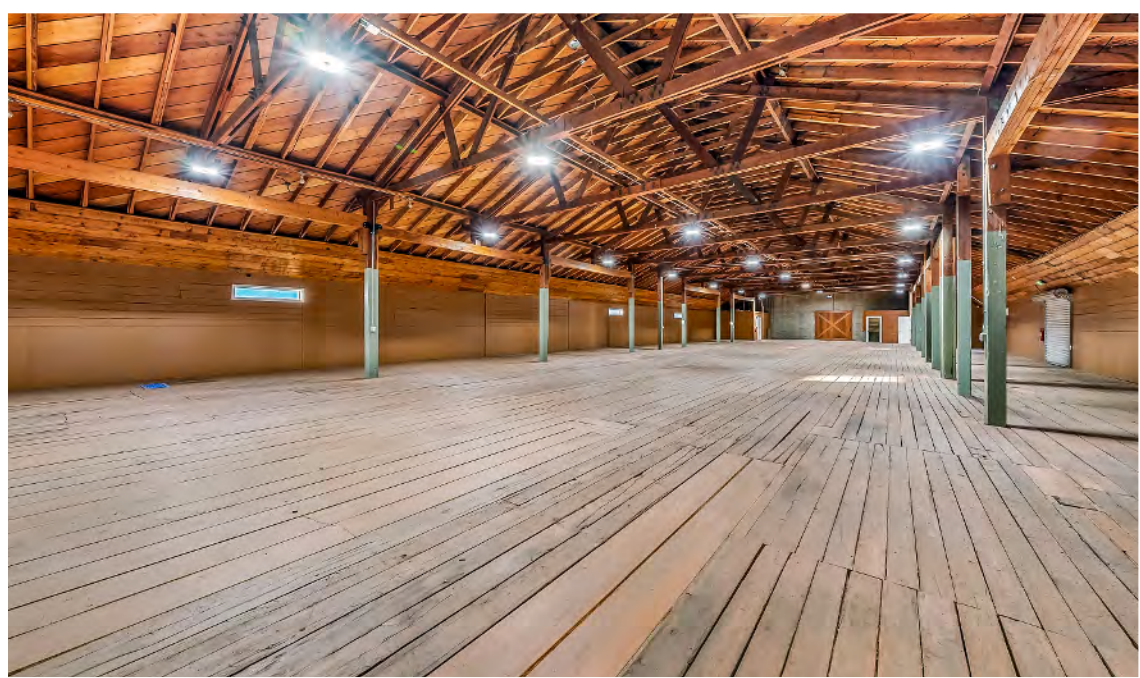
## Additional Property Photos





## Additional Property Photos





## Additional Property Photos



# Opportunity Zones

**8211 15th Street is located within a federal Opportunity Zone**, possibly providing additional compelling tax advantages for buyers looking to shelter capital gains.

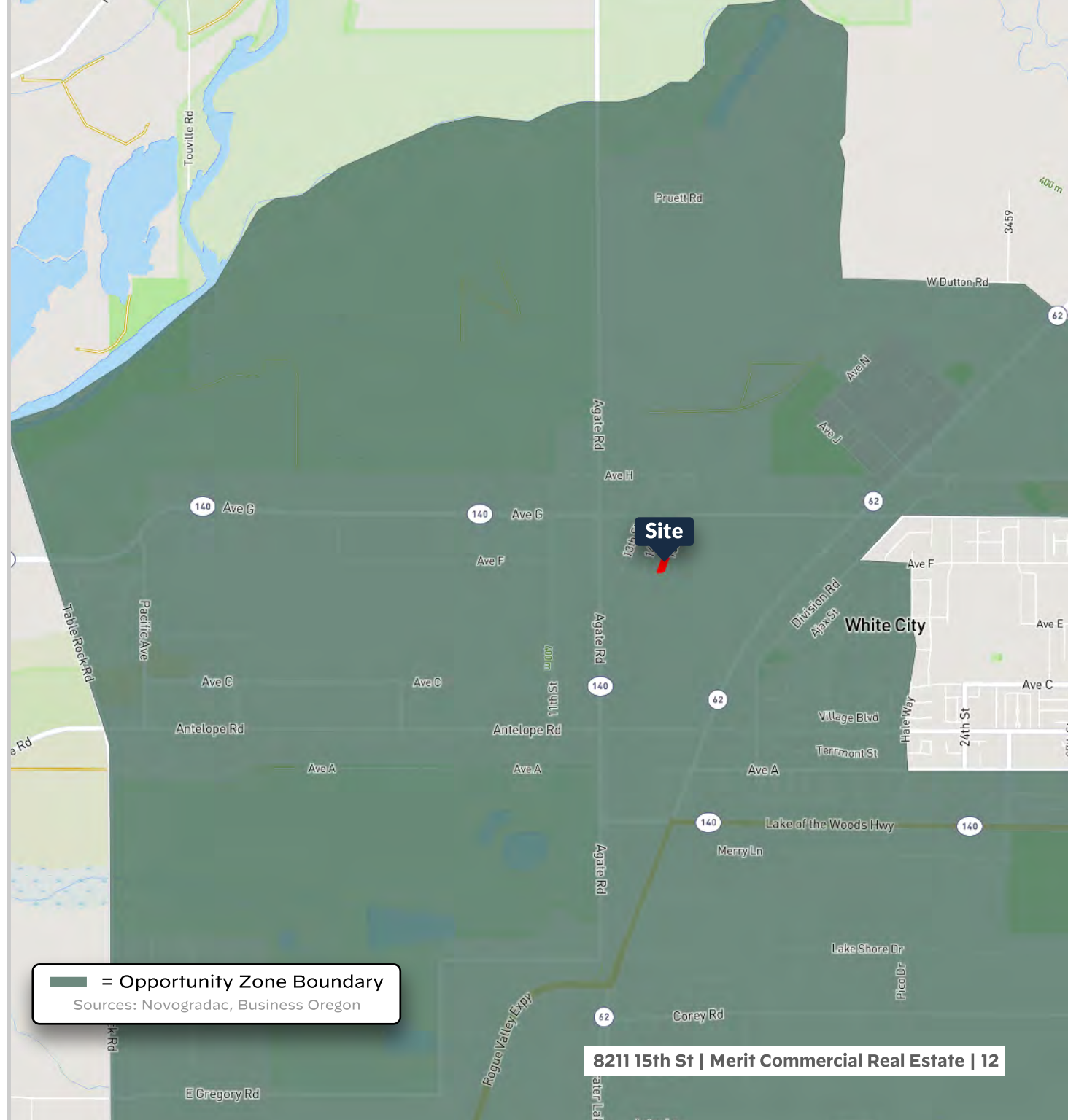
Opportunity Zones ("OZs") offer substantial tax incentives for investments in designated low-income areas aimed at encouraging economic development and job creation. Key benefits include:

1. **Tax Deferral:** Capital gains reinvested in an OZ property can be deferred until the end of 2026 or until the investment is sold, whichever comes first.

2. **Capital Gains Reduction:** Investors may receive up to a 10% reduction in the original capital gains tax after holding the investment for five years.

3. **Tax-Free Growth:** After a 10-year hold, all additional gains on the OZ investment can be excluded from federal capital gains taxes, providing a significant tax advantage.

Note: all prospective Buyers must do their own due diligence and consult with a tax professional and/or other OZ experts. Listing brokers are not qualified to guarantee tax or any other benefits relating to OZs.







**TURNCRAFT**  
THE WORLD'S PAPER COLLAR AND POINTS

**CFE**

**Biomass One**

**Timber Products Company**

**Carestream**

**Subject Property**

**Plycem**

**MURPHY VENEER**

**HIGHWAY PRODUCTS**

**ERICKSON**

**ROGUE**  
WOOD & RECYCLING

**Allweather Wood**

**GRIMAN CORPORATION**

**CERAKOTE**

**Boise Cascade**

**Linde**

**Amy's**

**LIGHTHOUSE**  
WORLDWIDE SOLUTIONS

**RCC**  
Rogue Community College

**Boise Cascade**

**PAVATI**

**62**

**GRANGE CO-OP**

**Boise Cascade**

**Franz**

**Coastal**

**140**

# Region Aerial









# Region Map



# 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), Dutch Bros (NYSE: BROS), 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.







# Southern Oregon Market



# 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.





# Transaction Guidelines

**8211 15th Street** is being offered on the market for sale or lease. Purchasers/tenants should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate 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 must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Reasonable notice for tours is requested.

**Offers:** There is not currently a definitive date for offers/LOIs to be submitted. When a prospective buyer/tenant prepares an offer for the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs
- If lease: Lease rate, TI package, occupancy date, lease term, desired use

Please contact listing brokers Caspian & Scott for additional information.

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