

# OFFERING MEMORANDUM

FOR SALE

**INCOME-PRODUCING INDUSTRIAL ASSET IN WHITE CITY, OR**

1918 Bobcat Way, Medford, OR 97503

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 608-6704

**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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EXCLUSIVELY REPRESENTED BY  
**MERIT COMMERCIAL REAL ESTATE**  
VIEW MORE AT: [MERIT-COMMERCIAL.COM](http://MERIT-COMMERCIAL.COM)

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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present 1918 Bobcat Way, a fully-leased income producing industrial asset located in White City, Oregon (the "Property").

The Property is situated on a 1.00 acre parcel with an efficient layout suitable for industrial uses. The building totals 10,000 SF and includes an interior demising wall dividing the structure into two standalone 5,000 SF units.

Unit 'A' - leased by Fastenal, a \$40B+ publicly traded company - consists of a total of 5,000 SF including approx. 4,400 SF of warehouse space, and a 600 SF enclosed office space with kitchenette and private restroom.

Unit 'B' - leased by CableCom, an established telecom infra contractor - includes the remaining 5,000 SF of building area and an additional fully fenced yard located on the southern end of the Property. See the following pages for income and lease abstracts.

The building features a highly functional interior layout and is equipped with nearly brand new infrastructure, including 3-phase 400-amp power, (3) 14' x 12' overhead doors, two electric Daikin mini-split

systems (one per unit, for offices), large gas heater in Unit A's warehouse, automated landscaping irrigation system, and a fully fenced rear yard.

The interior spaces both feature clear-span, 18.5' clear height warehouse spaces and a strong ratio of warehouse to office (12% and 22.5%, respectively). The office space within both units enjoy a private restroom, efficient private and open working areas, kitchenette or similar, and easy access to the front entry door.

Built in 2022, the building is part of a well-known industrial area and is a well-maintained asset.

The Property offers excellent access to major roadways throughout the Rogue Valley, including a ±9-minute/7.5-mile drive to Interstate-5 and a short ±3-minute drive to Highway 62.

The opportunity at 1918 Bobcat Way is clear for prospective buyers looking for exposure to an fully leased, modern, right-sized industrial asset in a growing area. Buyer is responsible for all due diligence. Contact the listing brokers today for additional information.

## Offering Summary

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<b>Offering Price:</b>	\$1,570,000
<b>Occupancy:</b>	Currently occupied by two tenants Unit 'A': Existing lease ends 08/31/2029 Unit 'B': Existing lease ends 01/01/2028
<b>Address:</b>	1918 Bobcat Way, White City, OR 97503
<b>Legal:</b>	36-1W-19A TL 2209   APN 11008761
<b>Annual Taxes:</b>	\$12,420.23 (2025)
<b>Zoning:</b>	I-G (General Industrial)
<b>Year Built:</b>	2022 (3 years)
<b>Gross Acreage:</b>	1.00 ac (43,560 SF)
<b>Square Feet:</b>	10,000 SF (per County)
<b>Office Space SF:</b>	Unit 'A': 600 SF (12% of unit) Unit 'B': 1,125 SF (22.5% of unit)
<b>Access:</b>	1 right/left driveway off of Bobcat Way Fully fenced and manually gated ±0.35 acre yard located on southern end of the Property (3) 14' x 12' grade-level overhead doors
<b>Clear Height:</b>	18.6', clear span
<b>Utilities:</b>	Public water, sewer, power
<b>Parking:</b>	18 total marked parking stalls (1) ADA space
<b>Construction:</b>	Masonry exterior walls on 6" thick concrete slab foundation

# Financial Summary - Rent Roll

## Rent Roll - as of 1Q26

Tenant/Unit	Current Rent	Deposit	Lease Start	Lease To
Fastenal / Suite A	\$5,600	\$5,600	01/01/2024	08/31/2029
CableCom / Suite B	\$5,778.44	\$11,000	01/01/2024	01/01/2028
<b>2 Units</b>	<b>\$11,378.44</b>	<b>\$16,600</b>		

Information obtained from sources deemed reliable but not guaranteed. Subject to Buyer's independent verification. Buyer to complete all due diligence. Units are not specifically designated as "A" or "B", but are informally referred to as such for convenience.



# Lease Abstract - Unit A (Fastenal)

## 1. Leased Area

5,000 SF Unit A, together with improvements located on western part of 1918 Bobcat Way, Medford, OR 97503.

## 2. Base Rent

Current monthly base rent of \$5,600.00 (\$1.12/SF/Month).

## 3. Original Term

(5) Five years from the Effective Date of 01/01/2024 (ending 01/01/2029).

## 4. Extension Options

(1) 5-year extension option with minimum of 90 days notice to Landlord, with base rent for the renewal term to be agreed upon at time of such renewal (further explained in Section 1.3.2 of the Lease), but in no event shall will the monthly rent be less than \$6,000.

## 5. Tenant Responsibilities

Tenant shall maintain and repair building systems and the entire leased area as needed, maintaining the same condition as prior to occupancy.

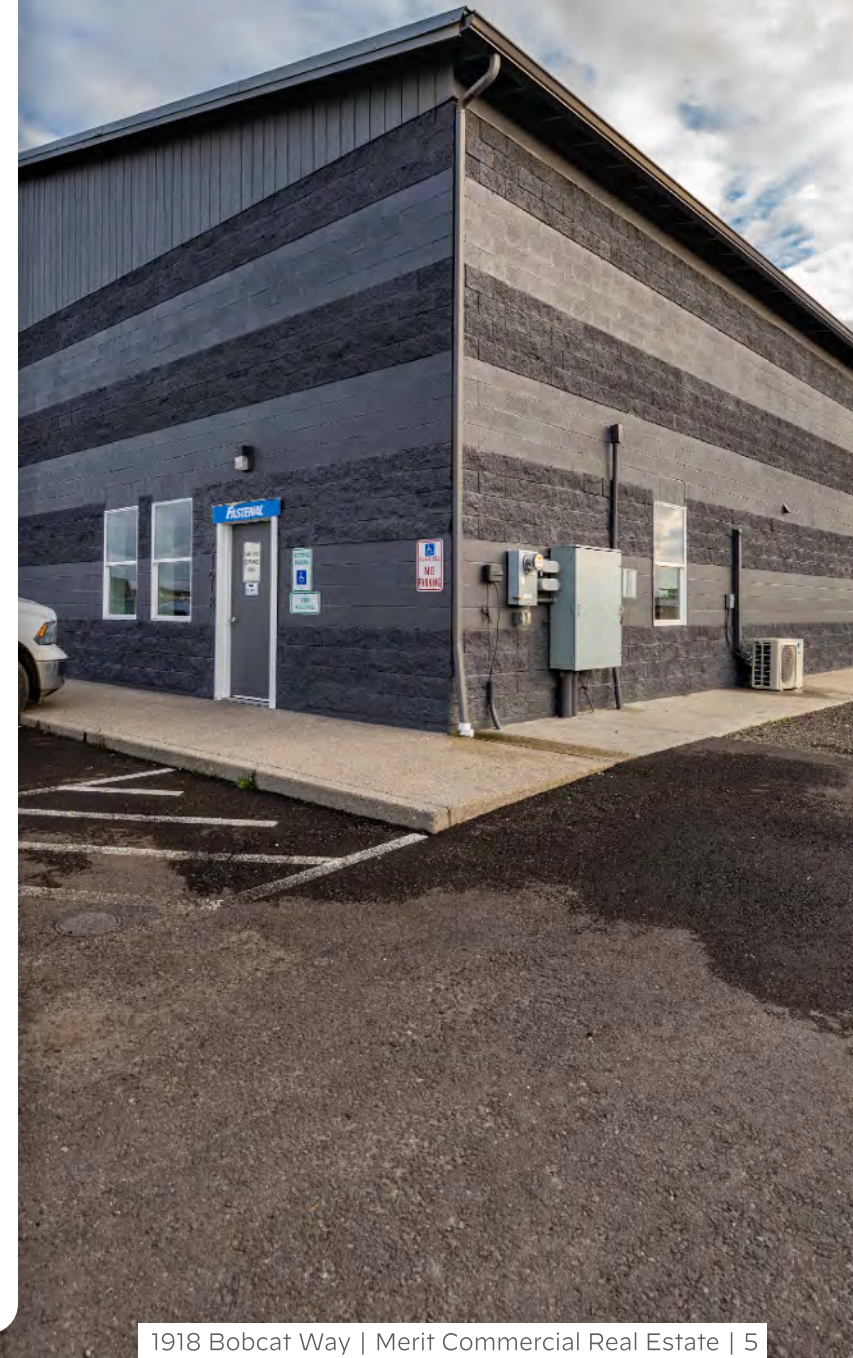
## 6. Landlord Responsibilities

Lessor is not responsible for any maintenance, repairs, or alterations to the leased area following possession. Landlord is responsible for maintaining the structural integrity of the building exterior walls, foundation, roof, sprinkler system.

## 7. Utility Costs

Landlord pays property tax and all utilities as due.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.



# Lease Abstract - Unit B (CableCom)

## 1. Leased Area

5,000 SF Unit B, together with a fully fenced  $\pm$ 0.35 acre yard on southern end of the Property and improvements located on the eastern part of 1918 Bobcat Way, Medford, OR 97503.

## 2. Base Rent

Starting 01/01/2026, monthly base rent shall be \$5,778.44/Month (\$1.16/SF/Month), increased from original base rent of \$5,500.00/Month. Annual Increases adjusted upwards by 2.5% for following years.

## 3. Original Term

Four years from the Effective Date of 01/01/2024 (ending 01/01/2028).

## 4. Extension Options

One remaining extension options with minimum of 90 days notice to Landlord, with base rent for the renewal term to be adjusted upwards annually by 2.5% (further explained in Section 1.3 of the Lease).

(\*initial term for 2 years, extended, through use of first one option to extend, for an additional 2 two years on 11/30/2023; new expiration date changed to 01/01/2028.)

## 5. Tenant Responsibilities

Tenant shall maintain and repair building systems and the entire leased area as needed, maintaining the same condition as prior to occupancy.

## 6. Landlord Responsibilities

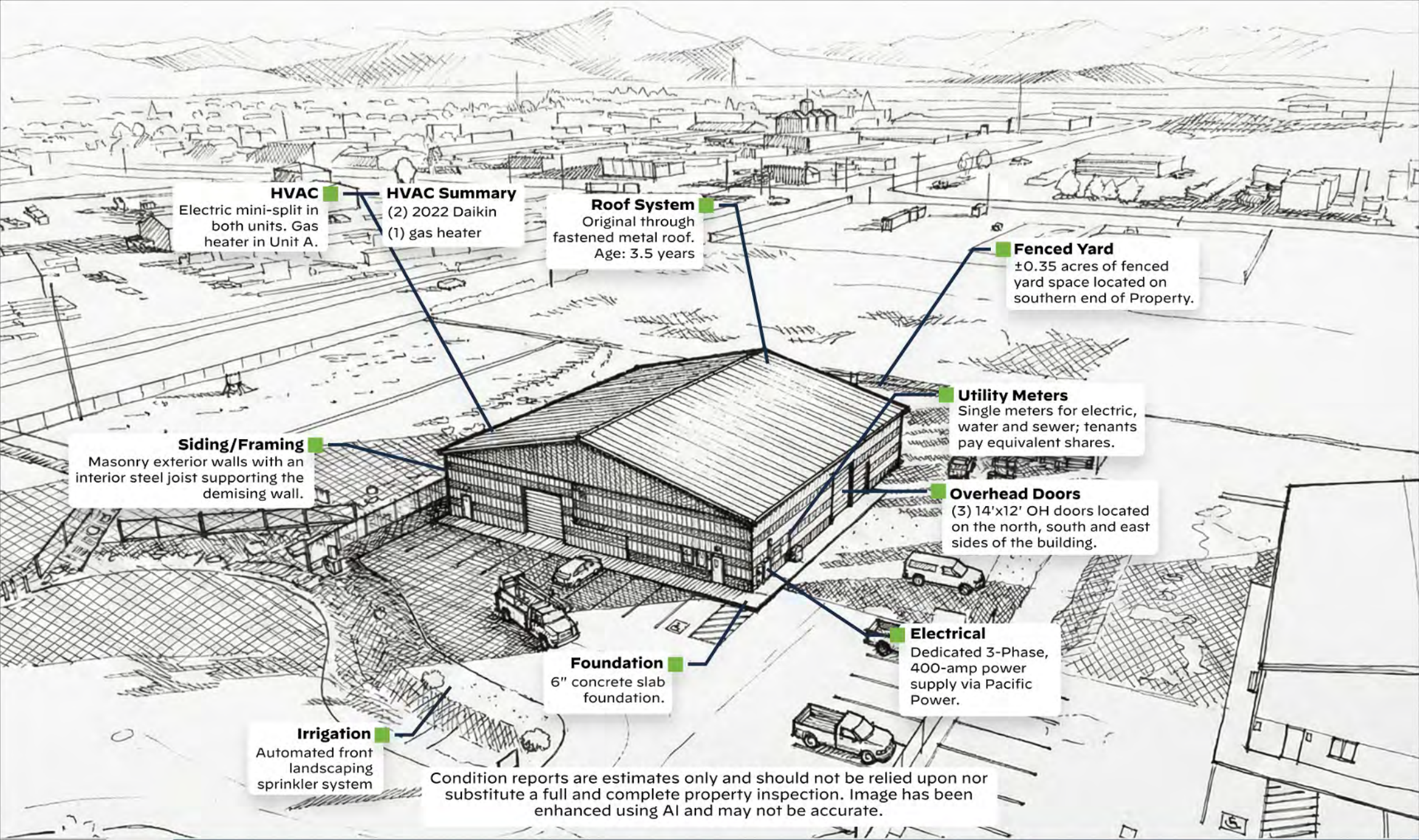
Lessor is not responsible for any maintenance, repairs, or alterations to the leased area following possession. Landlord is responsible for maintaining the structural integrity of the building exterior walls, foundation, roof, sprinkler system.

## 7. NNN Charges

Tenant reimburses pro rata property taxes and one-half of all utilities.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.





**HVAC**  
Electric mini-split in both units. Gas heater in Unit A.

**HVAC Summary**  
(2) 2022 Daikin  
(1) gas heater

**Roof System**  
Original through fastened metal roof.  
Age: 3.5 years

**Fenced Yard**  
±0.35 acres of fenced yard space located on southern end of Property.

**Utility Meters**  
Single meters for electric, water and sewer; tenants pay equivalent shares.

**Overhead Doors**  
(3) 14'x12' OH doors located on the north, south and east sides of the building.

**Electrical**  
Dedicated 3-Phase, 400-amp power supply via Pacific Power.

**Foundation**  
6" concrete slab foundation.

**Irrigation**  
Automated front landscaping sprinkler system

**Siding/Framing**  
Masonry exterior walls with an interior steel joist supporting the demising wall.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

# Systems and Infrastructure Overview

# Investment Highlights

## Newer Construction

Built in 2022, 1918 Bobcat Way features modern building systems and construction, which results in minimal deferred maintenance and lowers capital expenditures. Both units enjoy highly functional layouts with good warehouse and office ratios, ideal for a wide variety of other future tenants, if ever needed.



## Convenient Access

The Property is located just off of Antelope Road, White City's industrial 'main street', serving as the arterial connecting the dozens of industrial companies in the area. The Site is a short 9 minute / 7.5 mile drive to Interstate-5 access, allowing for easy transportation of inventory and product.



## Income-Producing Asset

1918 Bobcat Way is fully leased to two established tenants providing historically reliable cash flow. This structure of leases provides stable income and long-term upside.



Parcel boundaries are approximate and are for illustration purposes only.

# Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

<b>Zoning:</b>	I-L (Light Industrial)  External link to Medford Zoning Code
<b>City Limits:</b>	Yes, inside city limits of Medford
<b>County Limits:</b>	Within Jackson County limits
<b>UGB:</b>	Inside Urban Growth Boundary
<b>Floodzone:</b>	No
<b>Wetlands:</b>	Former mill site with engineered fill
<b>Soils:</b>	6B - Agate-Winlow Complex
<b>RVSS:</b>	Yes (Rogue Valley Sewer boundary)
<b>Fire District:</b>	Fire District #3
<b>School District:</b>	549C (Medford)
<b>Airport:</b>	N/A
<b>Air Quality Mgmt:</b>	Outside of AQM Area
<b>Wildfire Hazard:</b>	No
<b>Vernal Pools:</b>	Yes, developed
<b>Natural Area:</b>	Agate Desert



**Unit A**  
Fastenal (5,000 SF)  
Current rent: \$5,600.00

**Unit B**  
CableCom  
(5,000 SF Building Space)  
(0.35-acre Yard Space)  
Current rent: \$5,778.44

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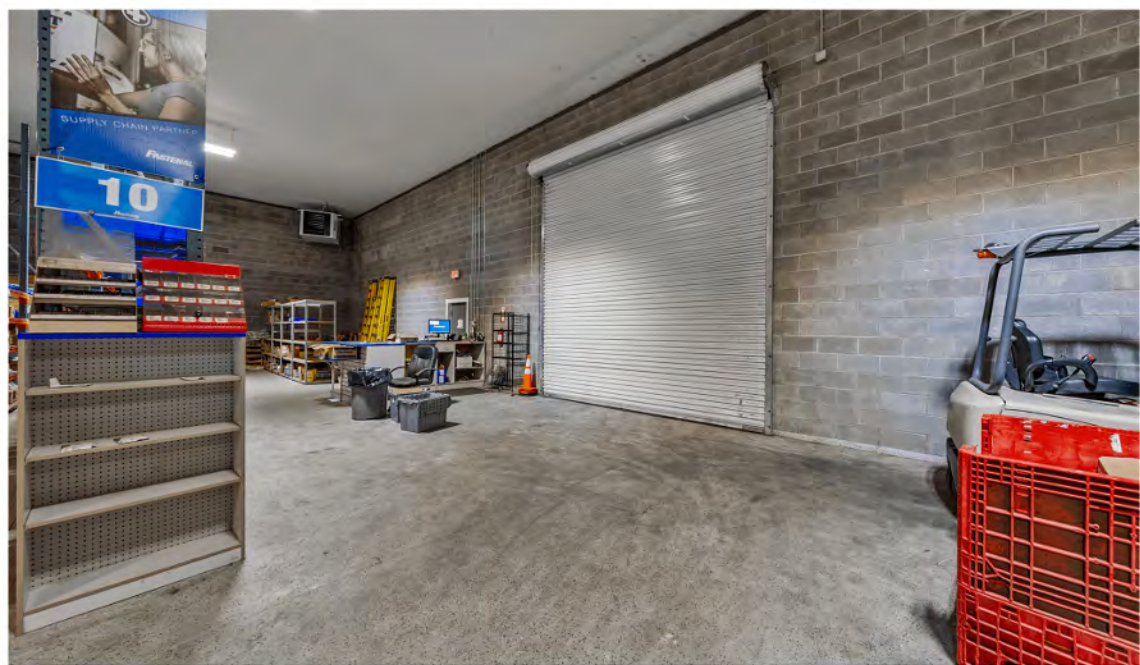
# Subject Property Aerial



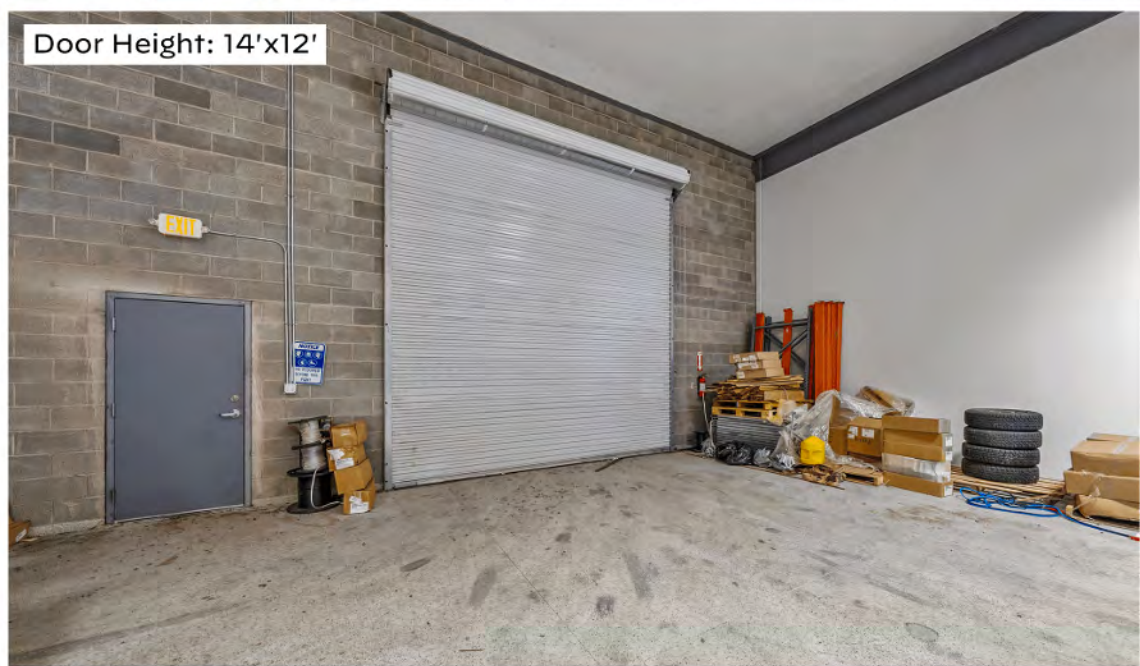
Parcel boundaries are approximate and are for illustration purposes only.



# Subject Photo - Exterior



# Unit A (Fastenal) - Interior



# Unit B (CableCom) - Interior



Parcel boundaries are approximate and are for illustration purposes only.

# Corporate Neighbors



# Region Aerial - White City



**Connectivity to I-5**  
±9 min / 7.5 miles

**Subject Property**

**ROGUE VALLEY**  
*International*  
**Medford Airport**  
6.9 mi. South via Table Rock Rd

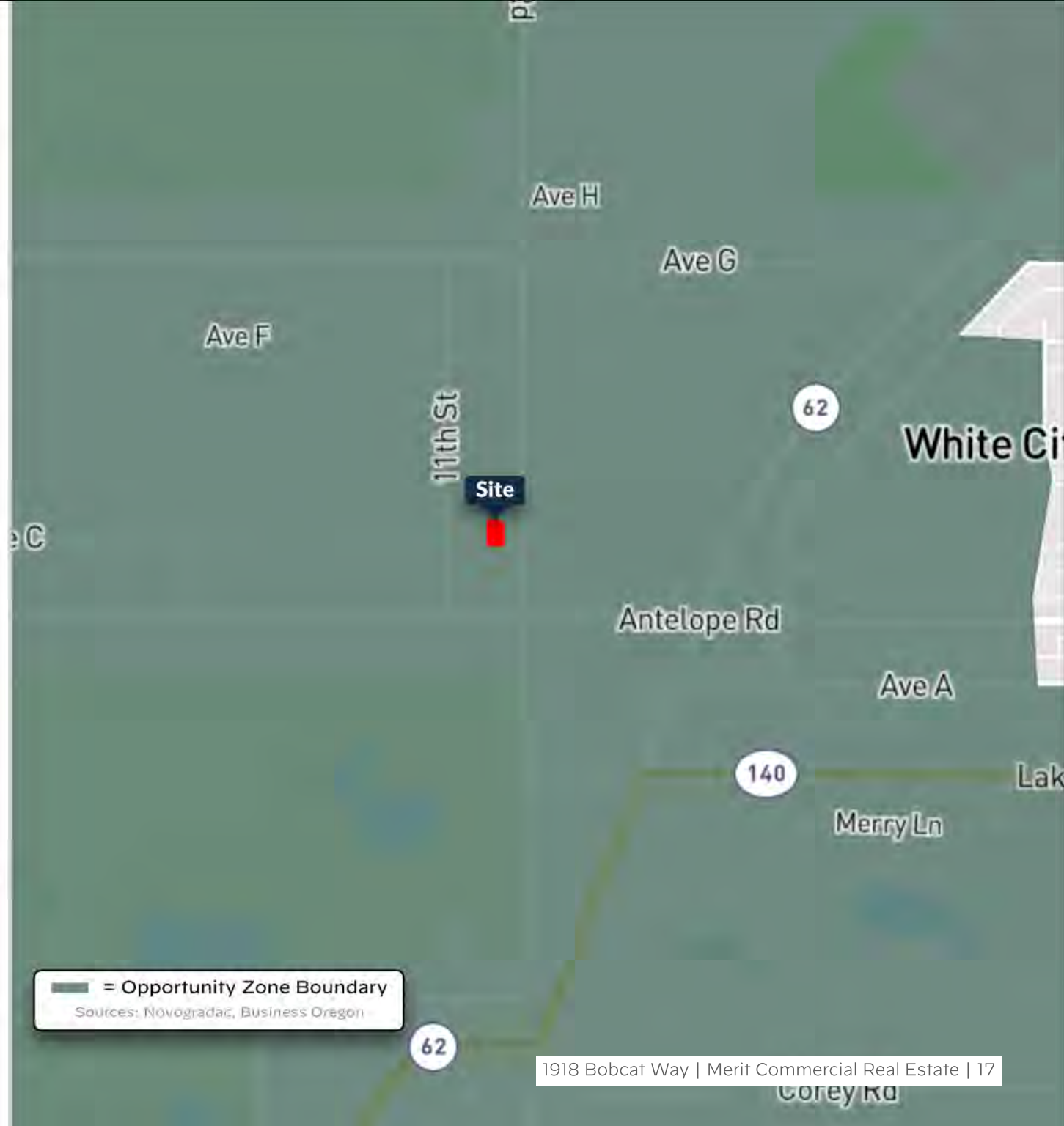
# Region Aerial - White City

# Opportunity Zones

**1918 Bobcat Way is located within a federal Opportunity Zone**, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 1918 Bobcat Way this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation would not apply. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.



# Market Summary

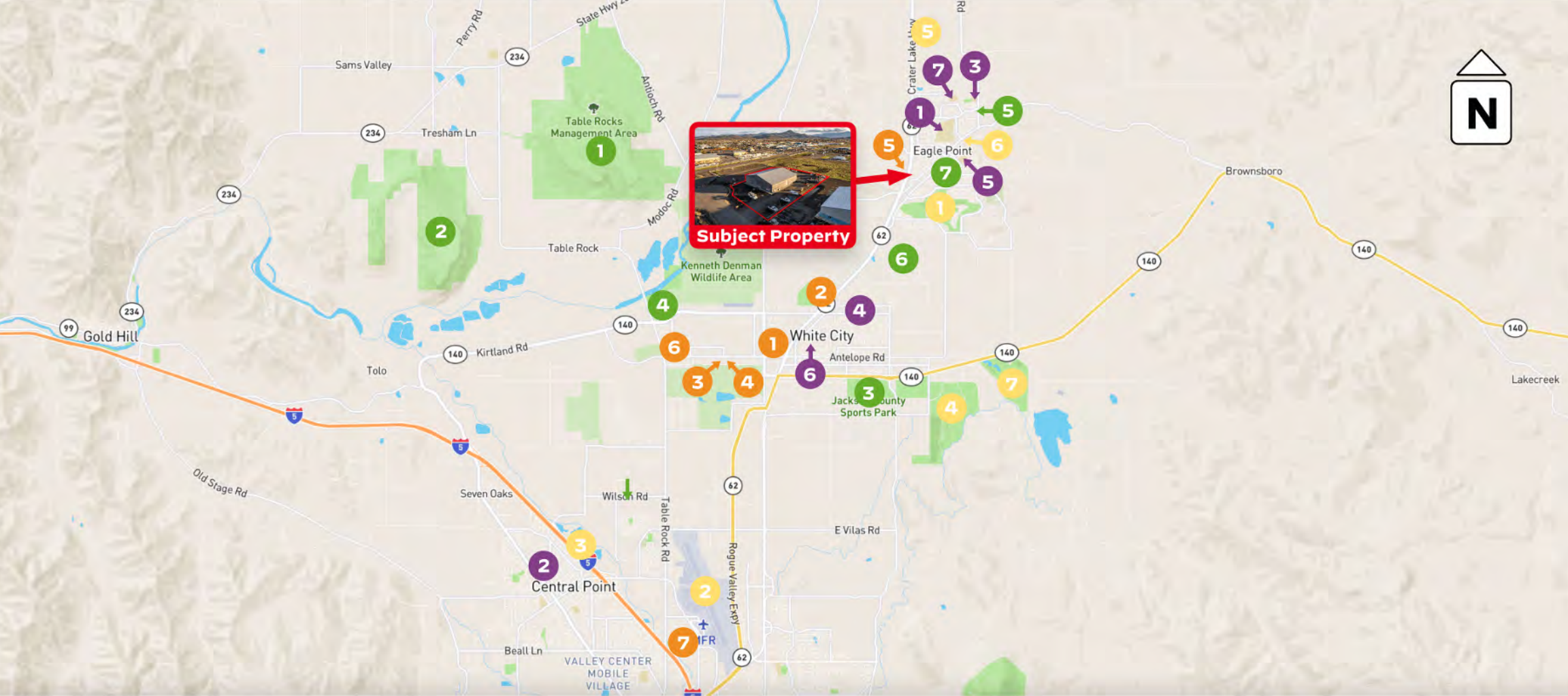
	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	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 (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



## Key Distances from Subject

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



### Greenspace / Parks

- 1 Upper Table Rock
- 2 Lower Table Rock
- 3 Jackson County Sports Park
- 4 Touvelle State Recreation Site
- 5 Chamberlain Park
- 6 Lucas Park
- 7 Outback Field

### Schools

- 1 Eagle Point High School
- 2 Crater High School
- 3 Eagle Point Middle School
- 4 White Mountain Middle School
- 5 Hillside Elementary School
- 6 Table Rock Elementary School
- 7 Eagle Rock Elementary School

### Major Employers

- 1 Boise Cascade
- 2 VA Rehabilitation Center
- 3 Metal Masters
- 4 Biomed Diagnostics
- 5 Walmart
- 6 Rogue Community College
- 7 C&K Market

### Landmarks

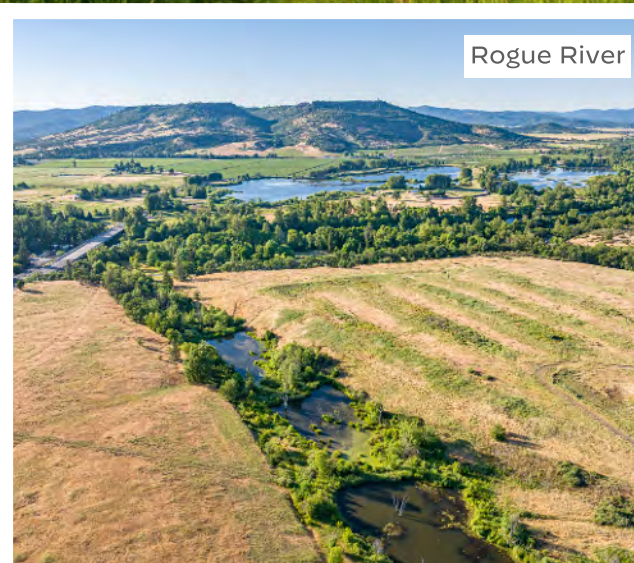
- 1 Eagle Point Golf Course
- 2 Rogue Valley International Airport
- 3 Jackson County Expo
- 4 Southern Oregon Speedway
- 5 The Wood House
- 6 Butte Creek Mill
- 7 Stone Ridge Golf Club



Lower Table Rock



White City Industrial Area



Rogue River



# White City, OR | History and Profile

**White City, Oregon** - White City is an unincorporated community located in Southern Oregon, known for its unique blend of natural beauty, intriguing history, and successful industrial sector. Located at the junction of OR Route 62 and OR Route 140, White City is just north of Medford, the fourth largest metropolitan area in Oregon.

Originally established as Camp White, a military training facility during the interwar years of WWII, the site laid the groundwork for what became White City. After the war, its infrastructure supported the growth of the Southern Oregon timber industry and fueled post-war expansion. In 1960, the area was renamed White City to reflect the surrounding unincorporated community.

Economically, White City is known for its diverse base, with manufacturing, healthcare, social assistance and retail being significant contributors. The city is home to the US Department of Veterans Assistance Hospital which serves the majority of Southern Oregon. The industrial sector has performed increasingly well, anchored by Biomed Diagnostics, Metal Masters, and Boise Cascade which are all significant employers of White City.

The area has a strong sense of community as well as a diverse economy. Within an 18 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, Touvelle Sate Recreation Area, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, White City 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.





# Southern Oregon Market

# Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. 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.

Medford enjoys short,  $\pm$  1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, 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 its 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 drier, 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.

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



# Transaction Guidelines

1918 Bobcat Way is being offered on the open market. Purchasers 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. Seller requires at least 24 hour advance notice for any tours.

**Interest to be Transferred:** Leased Fee, via Special Warranty deed.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of 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

Please contact listing brokers Scott and Caspian for additional information.

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# M Local Vendor Directory

## Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

## 1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

## Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

## Cleaning

### General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

### Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

### Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

## Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

## Contractors / Handyman

### General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

### Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

### Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamonddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

## Consultants

### Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

### Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (541) 592 9203
- Water Right Services**, oregonwater.us..... (541) 389 2837

## Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

## Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

## Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

## Environmental

- ★ **Alpine Environmental**, alpineabatment.com..... (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

## Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

## Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

## HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

# M Local Vendor Directory

## Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

## Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partnersesi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

## Landscaping

### Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

### Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapeandconstruction.com..... (541) 778 9843

## Lending

### Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

### SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** ..... (800) 878 6613
- Legacy Lending (Private), Dane Fitch** ..... (206) 972 8127
- Pacific Capital (Private), pac-capital.com**..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank),** ..... (541) 227 0311

## Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

## Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

## Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

## Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

## Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

## Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

## Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 249 7914

## Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 876 8209
- Purelight Power**, purelightpower.com..... (541) 816 4047
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 236 1767
- True South Solar**, truesouthsolar.net..... (541) 203 0525

## Security / Locksmith

### Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

### Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

## Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

## Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

## Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.



**Contact listing brokers for additional information**

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