

# OFFERING MEMORANDUM

— FOR SALE —



**FLEXIBLE FORMER PRODUCTION FACILITY FOR SALE - MEDFORD, OR**

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 608-6704 / [team@merit-commercial.com](mailto:team@merit-commercial.com)

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**Caspian Hoehne**  
Licensed Broker



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EXCLUSIVELY REPRESENTED BY  
**MERIT COMMERCIAL REAL ESTATE**

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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale **33 North Fir Street**, a highly-flexible former production facility / warehouse and deeded parking lot located in beautiful Medford, Oregon (the "Property").

Originally built in approximately the mid-1990s as the flagship production facility for the large-scale daily newspaper Mail Tribune, the facility operated with immense scale until recently.

The Property is centrally located in downtown Medford at the corner of North Fir Street and West 6th Street, adjacent to the former Mail Tribune corporate office building (also available for sale - contact brokers).

The building itself is approximately a total of 30,492 SF across two floors and a below-grade basement (per County records).

The glass-framed front entry off of West 6th Street leads directly to the former sorting floor, an expansive clear-span warehouse space accessed via 3 overhead doors (2 grade-level, one dock-high), and 4 smaller overheads previously used for newspaper loading.

The sorting floor leads to numerous office spaces, admin rooms, restrooms, storage, processing, and much more.

The months-long process of dismantling and remove the former 40'+ tall printing press is complete, and much of the personal property and equipment has also been removed - allowing a new user to quickly renovate and begin operations.

Extensive central HVAC, full fire-sprinkler system, good loading access, multiple restrooms, heavy power, and various other systems are installed and believed to be fully operable.

Included in the asking price is the ±0.35 private parking lot previously dedicated for Mail Tribune employees.

The opportunity is clear at 111 N Fir Street for an owner-occupant or investor to utilize a self-contained flexible warehouse / production facility in the downtown core - believed to be the only one of its kind.

Prospective buyers are responsible for any and all due diligence, including environmental, use, legality, site planing, zoning, demolition, and all other items.

## Offering Summary

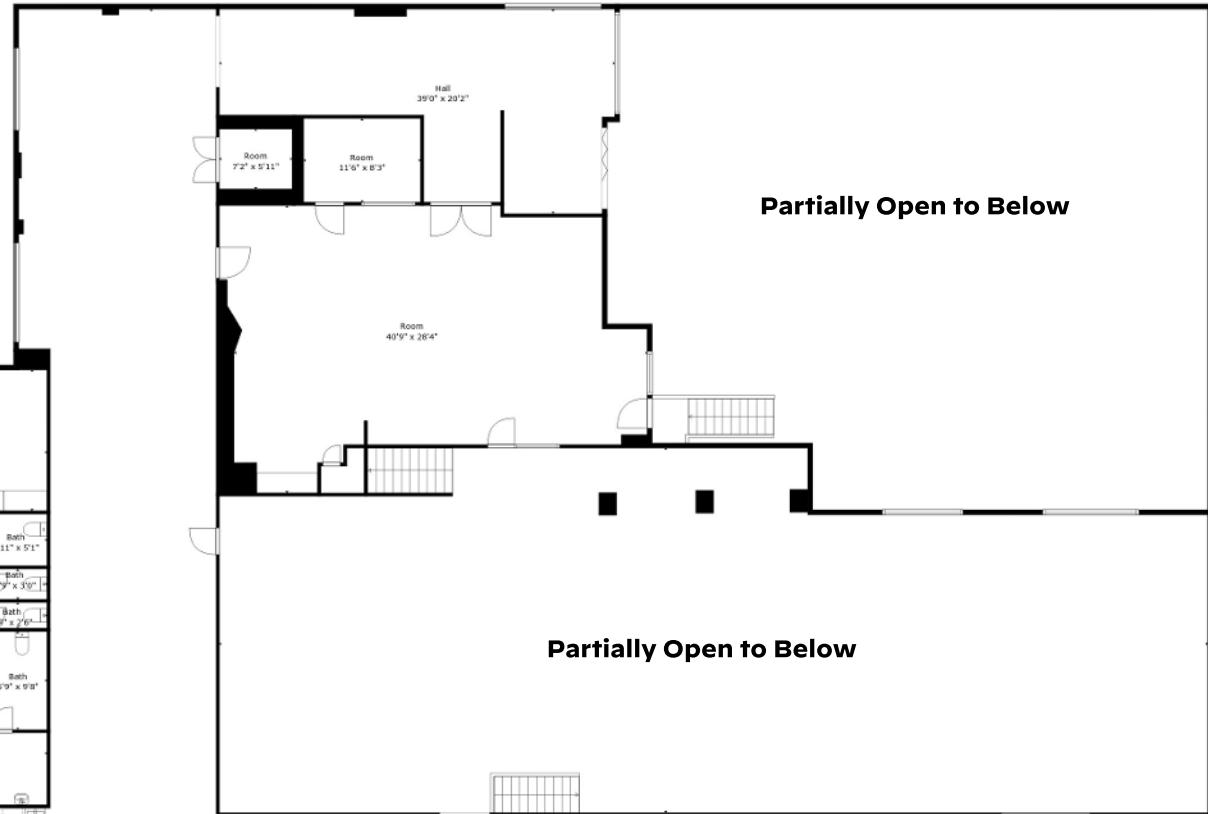
<b>Offering Price:</b>	\$3,100,000
<b>Address:</b>	33 N Fir Street, Medford, OR 97501
<b>Legal:</b>	37-1W-30BC TL 2600   APN 10369619 37-1W-30BC TL 2400   APN 10369601 37-2W-25AD TL 2600   APN 10397742 37-2W-25AD TL 10200   APN 10397734 37-2W-25AD TL 10800   APN 10397775 37-2W-25AD TL 10400   APN 10397759
<b>Annual Taxes:</b>	\$37,306.94 (2024)
<b>Zoning:</b>	C-C (Community Commercial)
<b>Year Built:</b>	Circa 1994 (estimated)
<b>Gross Acreage:</b>	1.14 ac total (49,658 SF) Building: 0.71 ac (30,928 SF) Parking Lot #1: 0.34 ac (14,810 SF) Parking Lot #2: 0.09 ac (3,920 SF)
<b>Gross SF:</b>	± 30,492 SF (per County)
<b>Utilities:</b>	All public
<b>Access:</b>	(2) grade-level 10x10 overheads (1) Dock-high 10x12 overhead
<b>Parking:</b>	(26) on-site parking spaces (1 ADA) Deeded off-site parking lot (± 50 spaces)

# Main Level Floorplan

The building is arranged over two floors plus a below-grade level basement, providing flexibility for a variety of uses. Additional floorplans, photos, and detailed property information are available upon request.

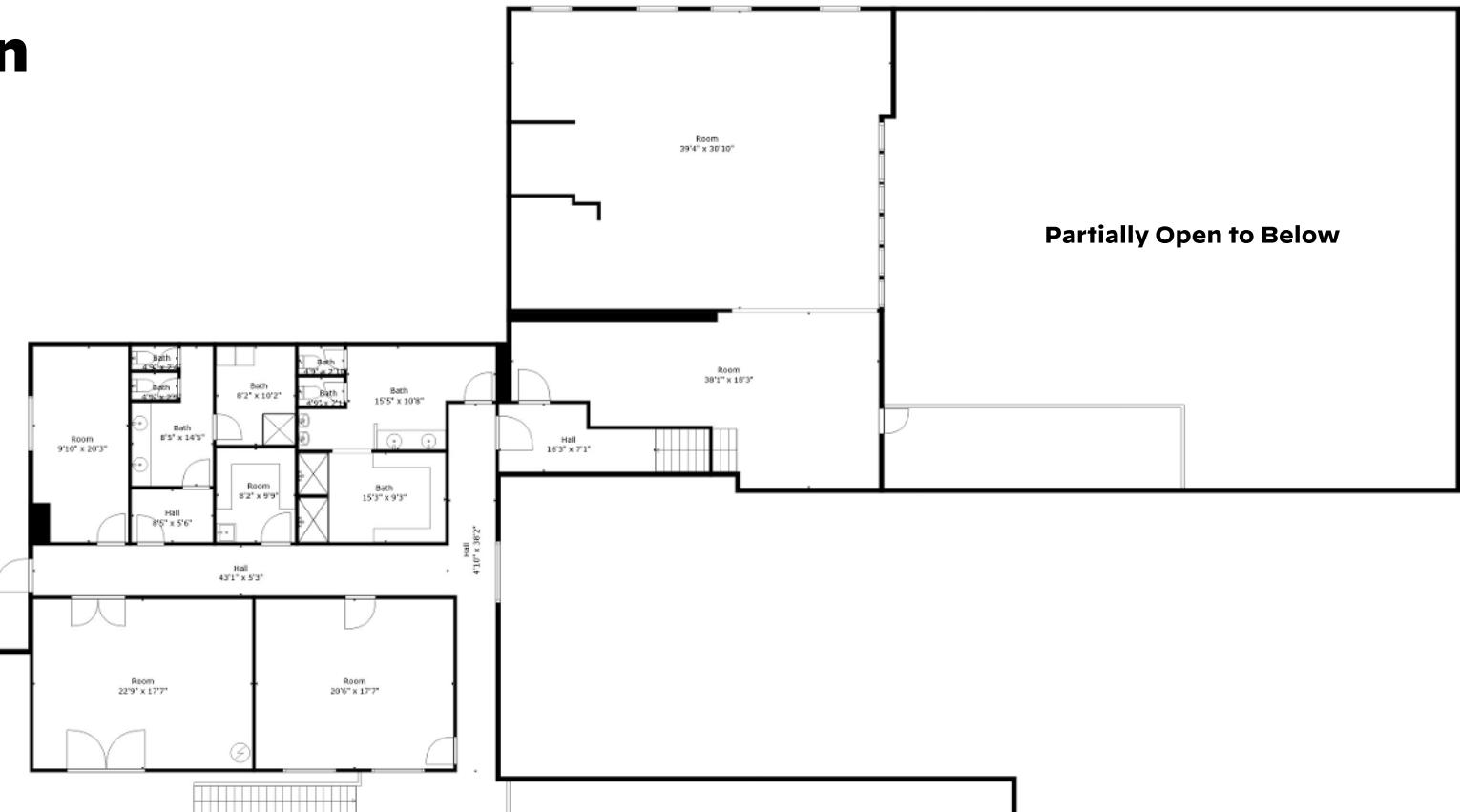


**Open Warehouse**



# 2nd Level Floorplan

The building is arranged over two floors plus a below-grade level basement, providing flexibility for a variety of uses. Additional floorplans, photos, and detailed property information are available upon request.



**Partially Open to Below**

### Identification Key

Map and Taxlot	APN	Size	Zone
(01) 37-1W-30BC TL 2600	10369619	0.71-ac	C-C
(02) 37-1W-30BC TL 2400	10369601	0.09-ac	C-C
(03) 37-2W-25AD TL 2600	10397742	0.10-ac	C-C
(04) 37-2W-25AD TL 10200	10397734	0.11-ac	C-C
(05) 37-2W-25AD TL 10800	10369619	0.11-ac	C-C
(06) 37-2W-25AD TL 10400	10369619	0.02-ac	C-C

(Production/Warehouse)  
**33 N. Fir Street**

#01

#02

("Parking Lot #2")  
**0 W. 6th Street**

#03

#04

#06

#05

("Parking Lot #3")  
**33 N. Fir Street**

Parcel boundaries are approximate and are for illustration purposes only.

## Subject Property Aerial Summary



## Subject Property Aerial



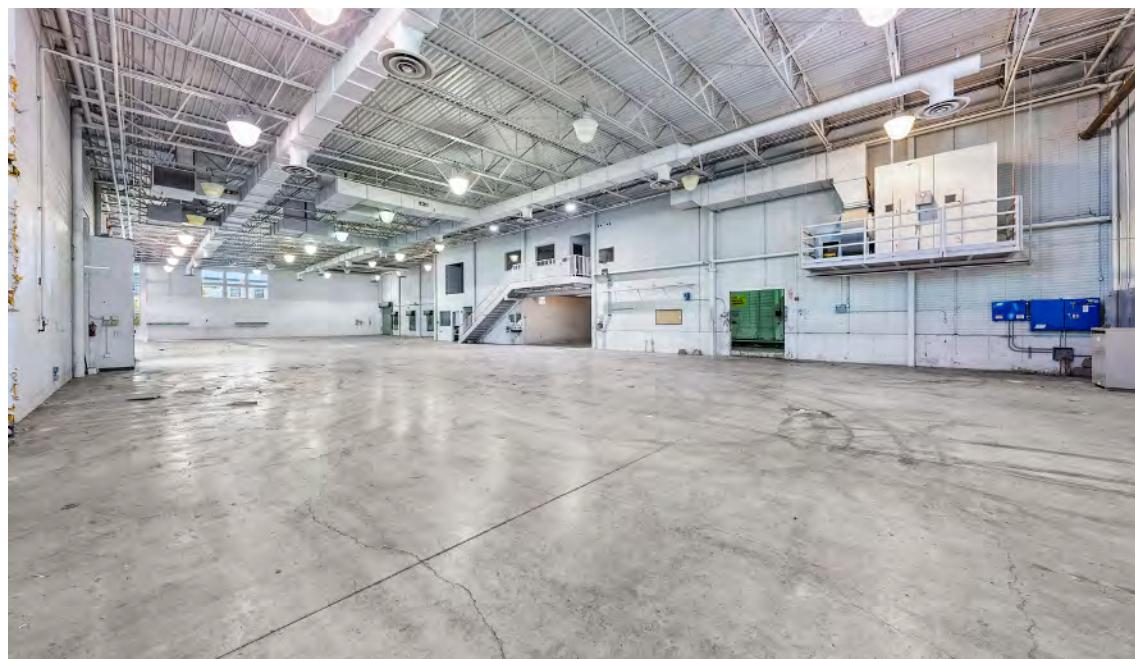
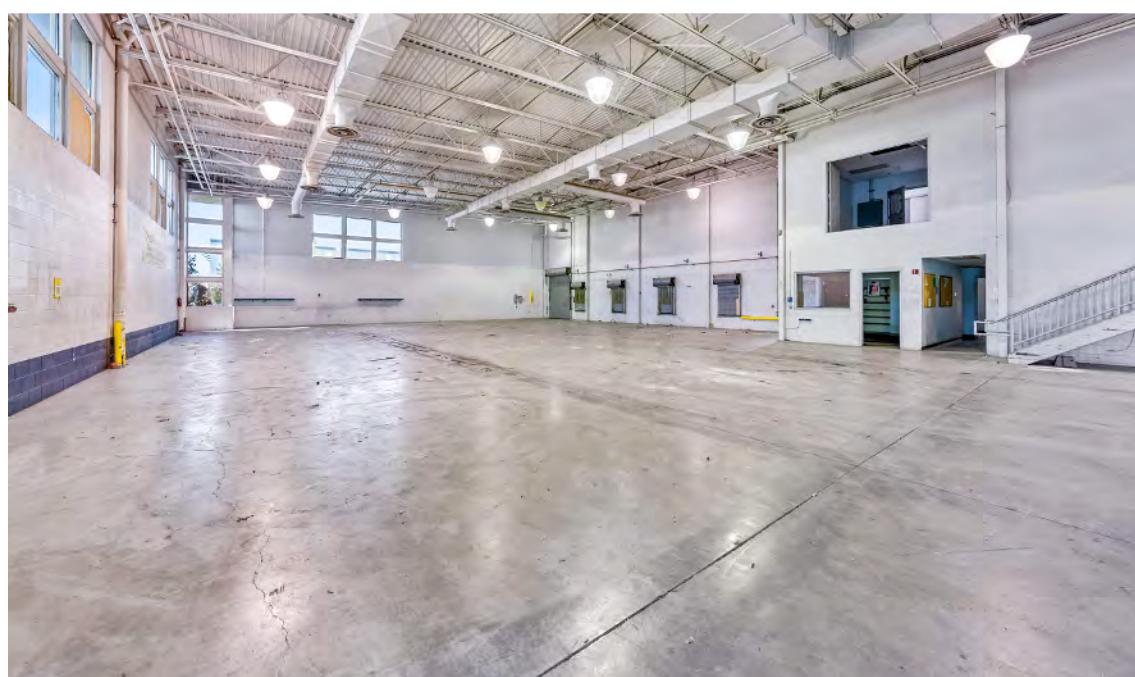
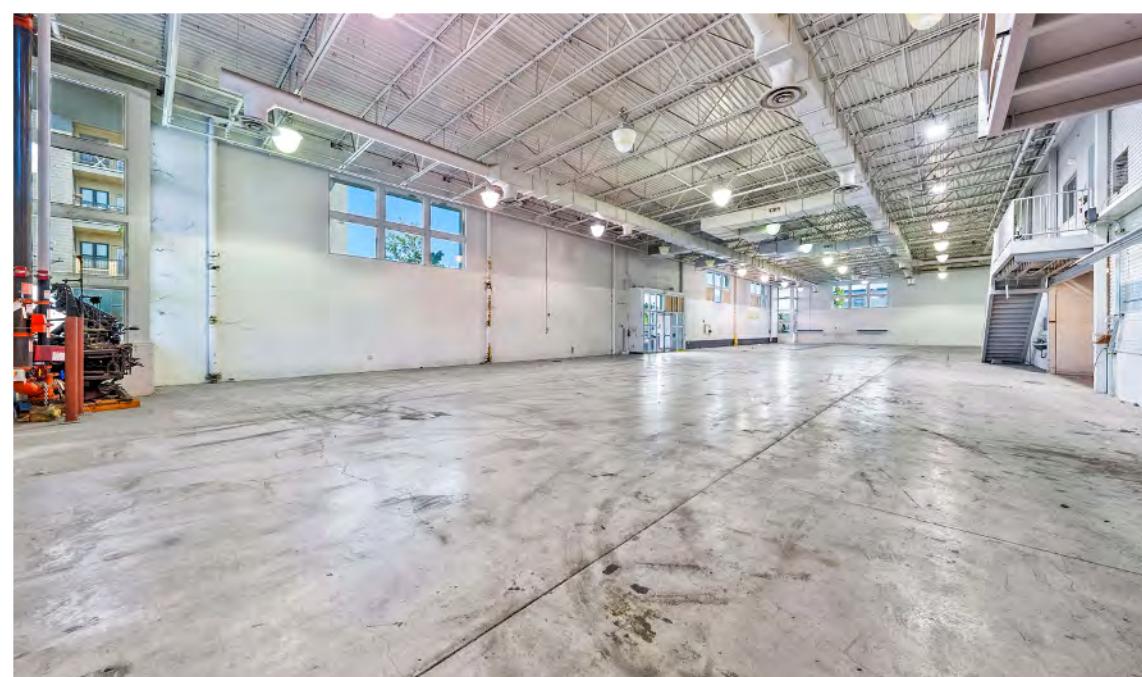
## Subject Property Aerial



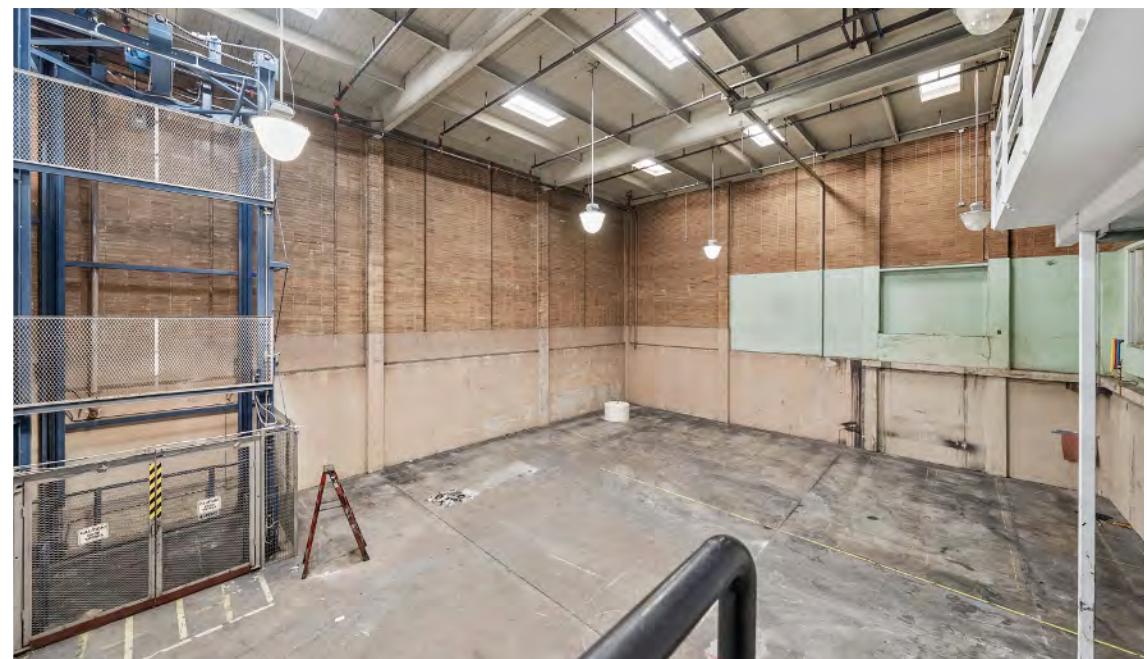
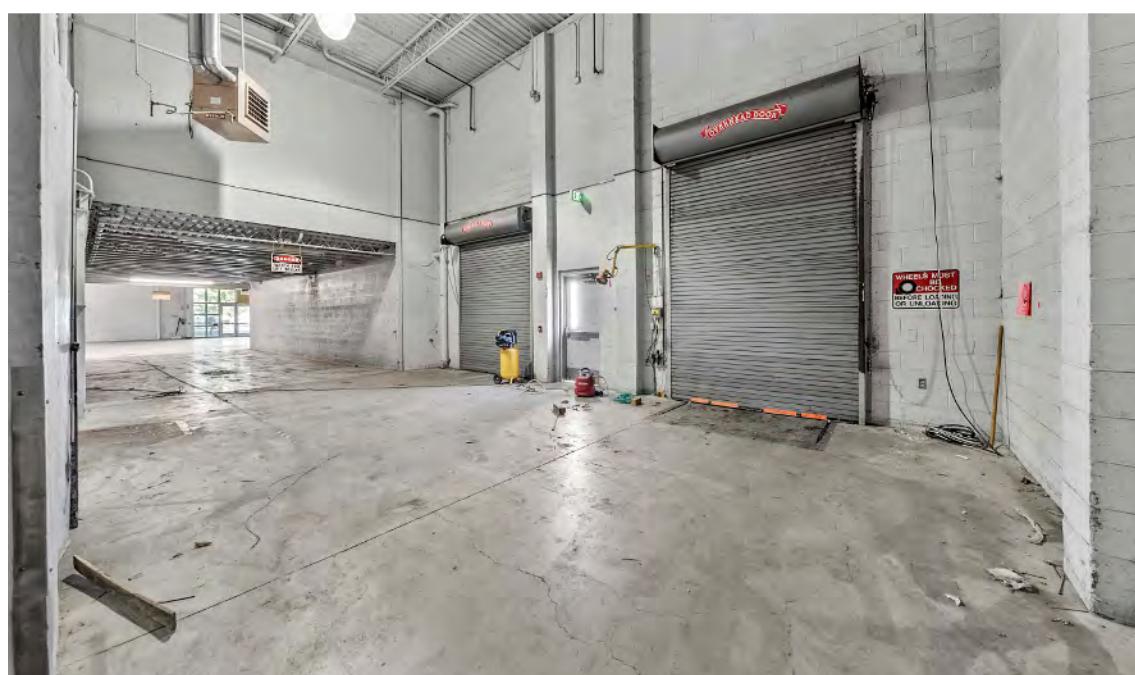
## Subject Property Aerial



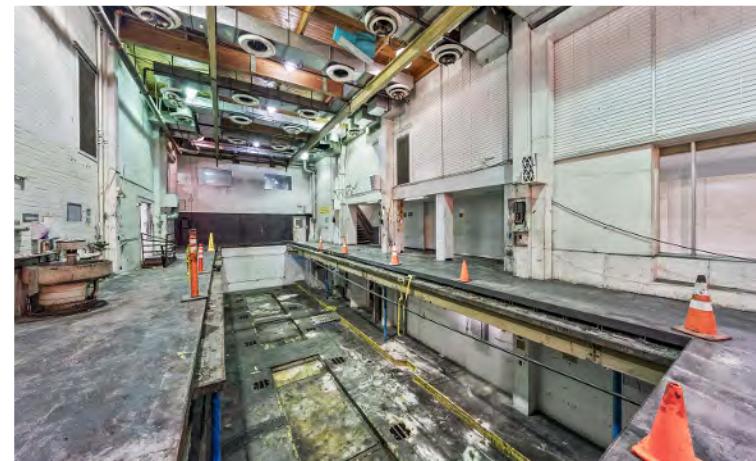
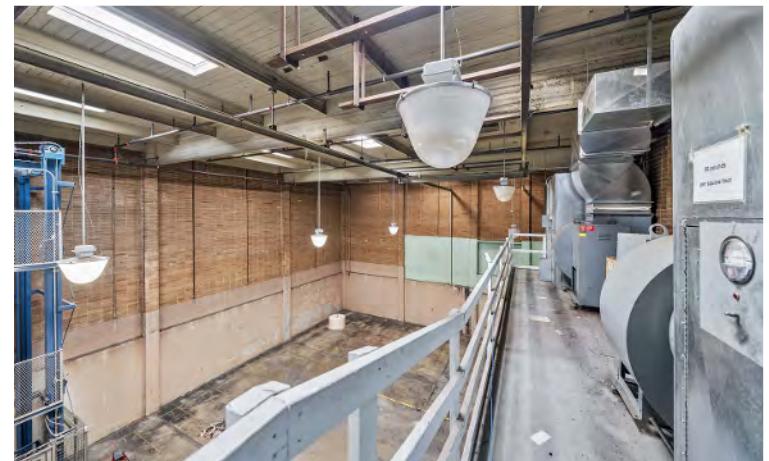
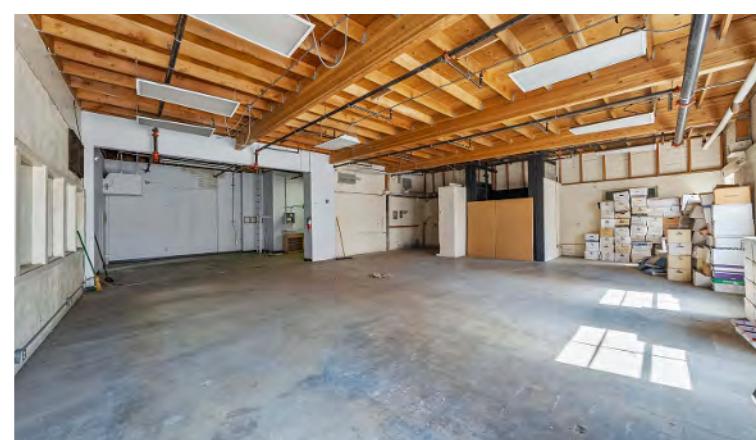
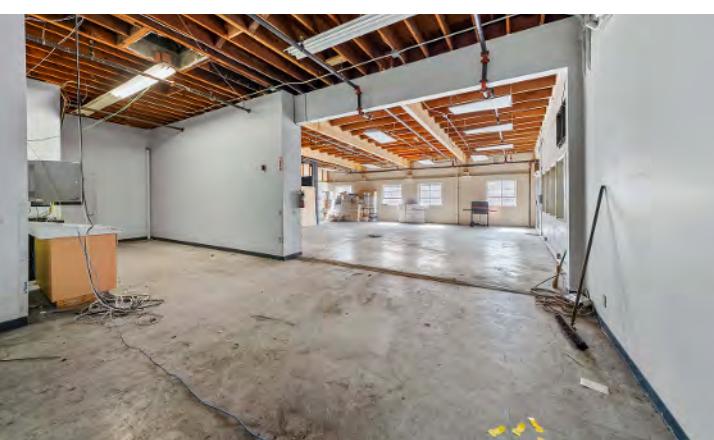
## Exterior Photos



## Subject Photos - Interior



## Subject Photos - Interior



## Subject Photos - Interior



## Additional Property Available

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# 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

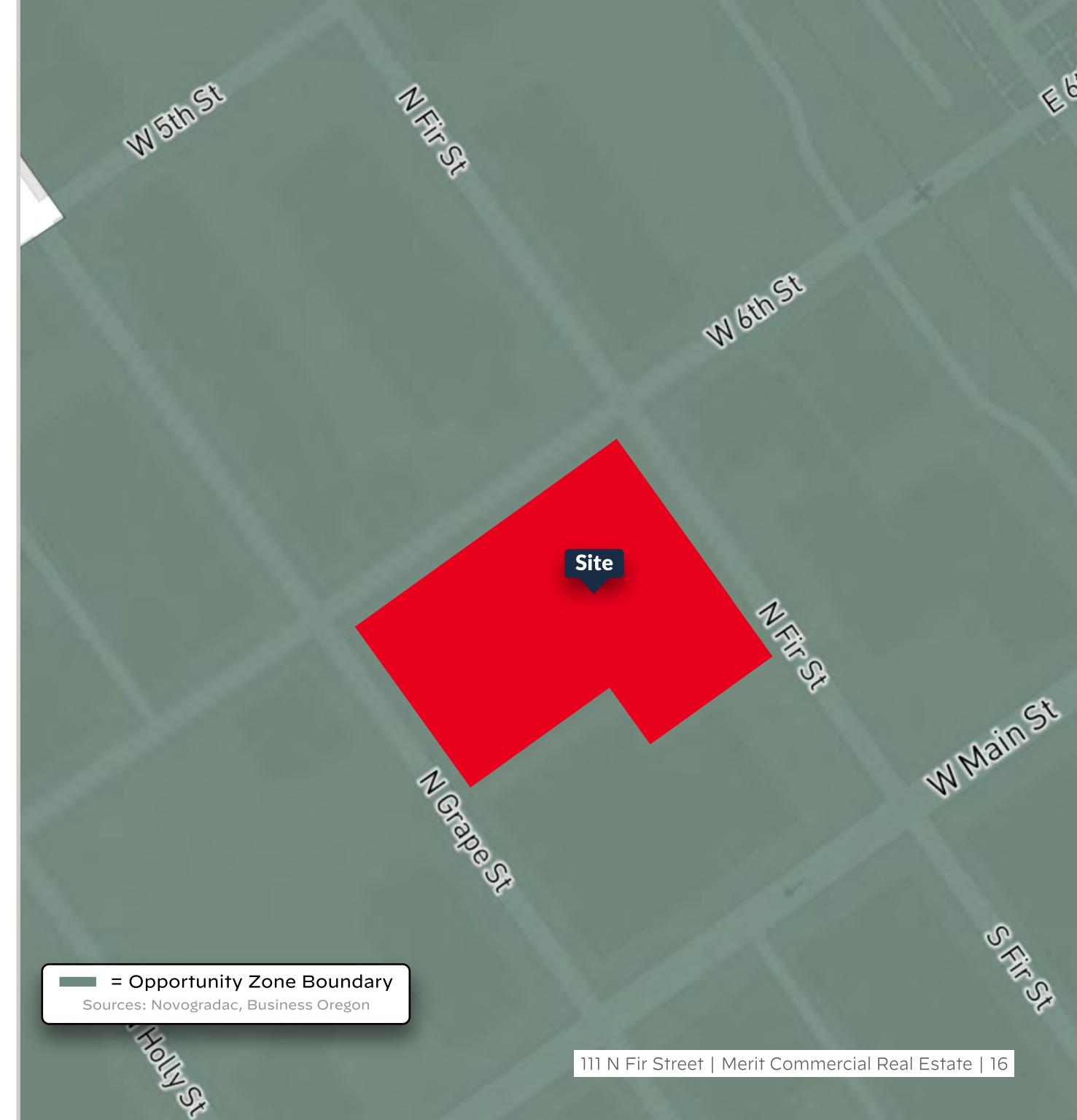
<b>Zoning:</b>	C-C (Community Commercial) <a href="#">External link to Medford Zoning Code</a>
<b>City Limits:</b>	Inside city limits of Medford
<b>County Limits:</b>	Within Jackson County limits
<b>UGB:</b>	Inside Urban Growth Boundary
<b>Floodzone:</b>	No
<b>Wetlands:</b>	No
<b>Soils:</b>	34B - Coleman loam
<b>RVSS:</b>	Yes (Rogue Valley Sewer boundary)
<b>Fire District:</b>	Medford Fire Department
<b>School District:</b>	549C (Medford)
<b>Airport:</b>	Yes; min. elevation 1,600'
<b>Air Quality Mgmt:</b>	Yes
<b>Wildfire Hazard:</b>	No
<b>Vernal Pools:</b>	None
<b>Natural Area:</b>	None

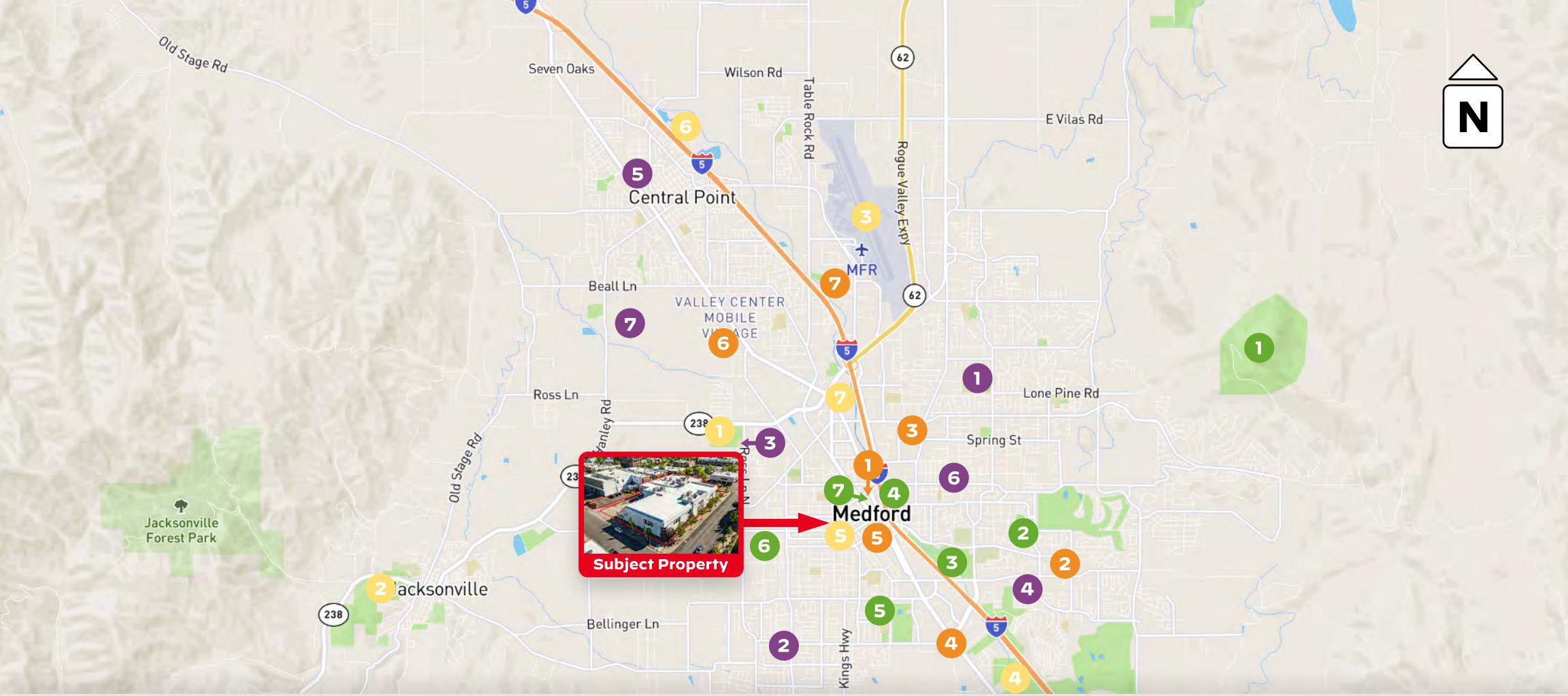
# Opportunity Zones

**33 N Fir Street 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 (OBBA) 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 33 N Fir Street, 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 benefit is unavailable for real property. 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.





#### Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

#### Schools

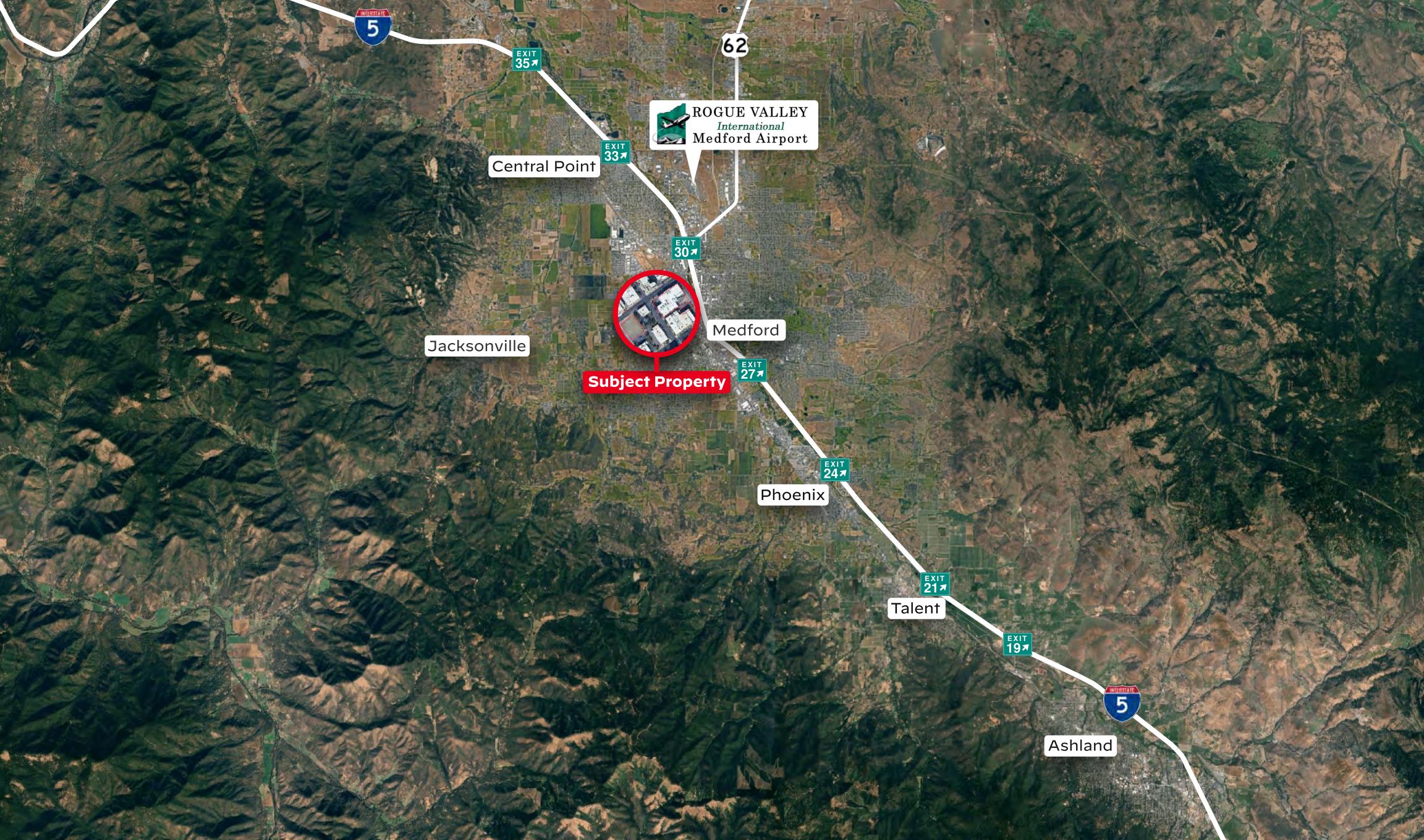
- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Crater High School
- 6 Hedrick Middle School
- 7 McLoughlin Middle School

#### Major Employers

- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

#### Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall



# 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), 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.



# Market Summary

Demographics	Medford	Jackson County	National
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%	-
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%
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.





## 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.

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 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.

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



# Transaction Guidelines

33 N Fir Street 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. Reasonable notice for tours is required.

**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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