



FOR LEASE



## 3425 S PACIFIC HWY

**Industrial Space: 38,000 SF Shell & 3,000 SF Office**  
Divisible to 19,000 SF

**3425 S Pacific Hwy, Medford, OR 97501**

Great location with high visibility in Medford, directly off of Highway 99 and one mile from I-5. Easy access to local amenities and convenient entry to well-traveled thoroughfares makes this a desirable location for any industrial tenant in the Medford area.



### **DAVE ELLIS**

**Principal Broker** | Licensed in OR  
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### **DAN SLEVIN**

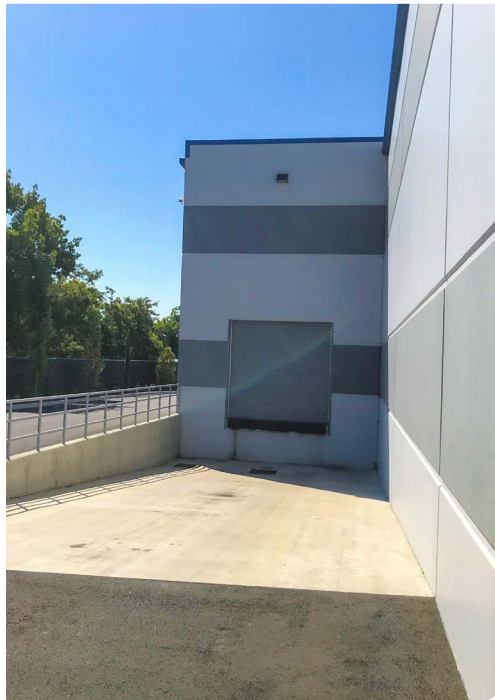
**Senior Vice President** | Licensed in OR  
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### **EDMUND SLEVIN**

**Associate Broker** | Licensed in OR  
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PROPERTY INFORMATION




PROPERTY DETAILS	
Total SF	38,000 SF - Divisible to 19,000 SF
Lot Area	2.00 AC
Office SF	3,000 SF
Construction	New Construction
Dock & Grade Level Loading	Yes
Clear Height	24'
Sprinklers	ESFR
Power	800 Amps
Lighting	Motion-Sensing LED
Auto Parking	35
Trailer Parking	TBD
Zoning	GC - Allows for Commercial Uses
Availability	<ul style="list-style-type: none"> <li>• 19,000 SF Available Now</li> <li>• Full Building Available September 1st, 2024</li> </ul>
Rate	Contact Brokers For Rates


**MEDFORD INDUSTRIAL CENTER  
INDUSTRIAL UTILITIES**




**SEWER**  
Rogue Valley Sewer Service



**WATER**  
White City Water Improvement District



**ELECTRIC**  
Pacific Power



**NATURAL GAS**  
Avista





# LOCATION AERIAL

