

# OFFERING MEMORANDUM

638 TOLMAN CRK RD (1.68 AC & 1.96)

640 TOLMAN CRK RD

PROPERTY BOUNDARIES FOR ILLUSTRATION ONLY

**TWO OFFERINGS OR PORTFOLIO SALE**

**ASHLAND, OREGON**

**640 TOLMAN CRK RD: ~~\$4,335,000~~ REDUCED \$3,915,000**

**638 TOLMAN CRK RD: \$3,650,000**

**FOR MORE INFORMATION, CONTACT:**

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Each office is Independently Owned & Operated





## OVERVIEW:

An exclusive opportunity awaits to purchase two neighboring sites in Ashland, OR, from IPCO's long-held portfolio dating back to the late 1960s. These properties are classified under versatile E-1 zoning and are located within the Transit Triangle Overlay allowing for a mix of residential and commercial. Both are available as two distinct offerings however explore the opportunity for a campus setting suitable for various business types.

The City of Ashland has reviewed a comprehensive master site plan for site "A". Additionally, a recent survey conducted on October 18, 2022, provides up-to-date information on the sites. The infrastructure is in place and ready for development with utilities available, making these properties perfect for immediate development.



## "A" - OFFERED AT \$3,675,000

**APN: 10080882**

Undeveloped

73,181 SF / 1.68 Acres

Taxes: \$8,635 2023

**APN: 10080874**

Address: 638 Tolman Crk Rd

85,378 SF / 1.96 Acres

Taxes: \$7,231 2023

## "B" - OFFERED AT ~~\$4,335,000~~ \$3,915,000

**APN: 10080891**

Site Address: 640 Tolman Crk Rd

37,640 SF / 1.46 Acres

\$104 PSF

Taxes: \$18,743 2023





## SITE ACCESSIBILITY

- **HIGHWAY 66:** Ashland Street provides easy access to I-5, downtown Ashland and the Southern OR University
- **INTERSTATE 5:** Exit 14; The property's proximity to Interstate 5 is a significant advantage for trucking and freight services, offering efficient routes for shipping and receiving goods throughout the West Coast and beyond.
- **PUBLIC TRANSPORT:** Site is served by Rogue Valley Transportation District (RVRTD) buses, offering connectivity to other parts of Ashland and nearby cities like Medford.



**FOR SALE**



## **PRIME DEVELOPMENT SITE**

- Property consists of 2 tax lots for 3.64 Acres
- Transit Triangle Overlay allows for mixed use
- Corner Lot is shovel-ready with infrastructure and utilities on site (including sidewalk and curbs).
- Survey & Masterplan available upon request
- Possible car wash, QSR, retail/office with residential above.
- Includes SFR and Barn that can be razed, utilized or moved for redevelopment.





**FOR SALE OR LEASE**



**OWNER-USER  
FLEX / WAREHOUSE  
OFFICE / MANUFACTURING**

**OFFERED AT \$3,915,000**

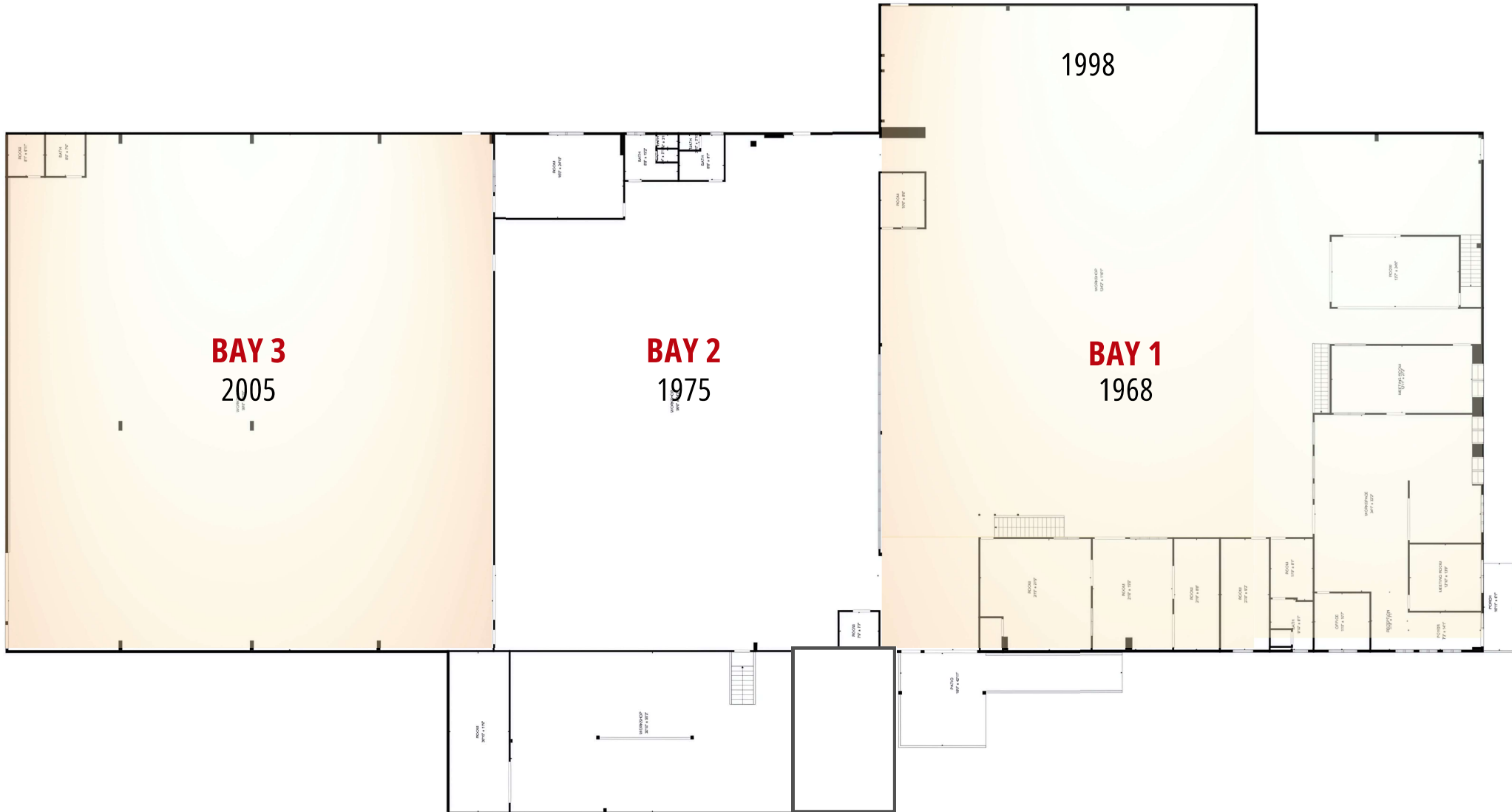
**LEASE RATE 0.75 PSF  
MODIFIED GROSS**

- **Total SF:** 37,640: Warehouse 33,836 SF / Office 3,804 SF
- **Lot Size:** 1.46 Acres
- **Zoning:** Flexible E-1 Transit Triangle Overlay
- **Doors:** 3 Grade-level; 1 Dock-level
- **Power:** 3-Phase; 800 Amp 120/240 panel & 400 Amp 277/480 panel (BAY 2)
- **Year Built:** 1968; additions in 1975 & 2005
- **Sprinklers:** Yes; wet - Viking system
- **Floors:** 2 with mezzanine
- **Construction:** Steel/Metal with Metal roof
- **Lighting:** LED - motion sensor
- **Parking:** 31
- **3 Bays:** Heights ranging from 16' to 22'

640 Tolman Creek Rd - Ashland, Oregon



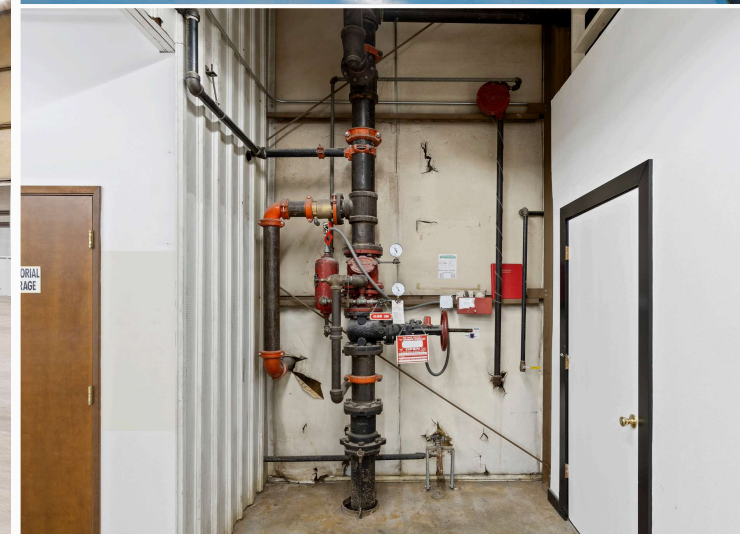




FLOOR PLAN - NOT TO SCALE; 3-BAYS; YEARS SHOWING COMPLETION OF ADDITIONS







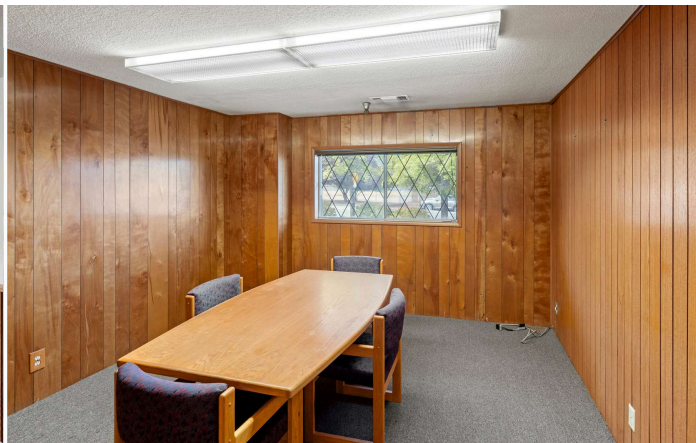
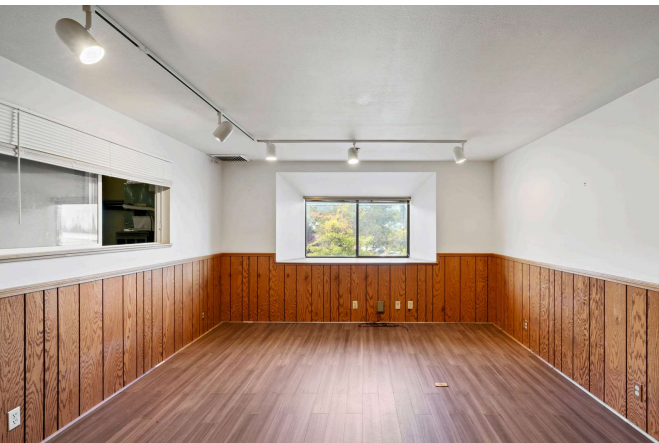
BAY 1 - FLOOR, MEZZANINE, CLEAN ROOM, SPRINKLER SYSTEM





## **LEGACY AND PRIDE OF OWNERSHIP:**

640 Tolman Creek Rd was the home of Independent Printing Company for close to a half a century. Established in Richmond, CA in 1910, the company expanded into Ashland in the late 1960s and has played a significant role in shaping the local economy and business landscape, becoming a cornerstone of the community and supporting its growth. Being the cherished home of this business employing up to 50, the building has emerged as a significant aspect of Ashland's landscape. For prospective buyers, this property presents a chance to possess a slice of Ashland's history and offers more than just real estate—it invites participation in the town's story. The building's profound ties to the local economy and its association with Ashland's cultural vibrancy render it a valuable and exceptional asset for any business seeking to establish a presence in the region.



BAY 1 - ENTRY, OFFICES & CONFERENCE ROOMS





BAY 2 - OVERSIZE STORAGE ROOM, CLEAN ROOM, ADA BATHROOM, 1-GRADE LEVEL ROLL-UP DOOR





BAY 3 - SEPARATE SPRINKLER AND ELECTRICAL METER, ADA BATHROOM, 1-GRADE LEVEL ROLL-UP DOOR





## ASHLAND, OREGON

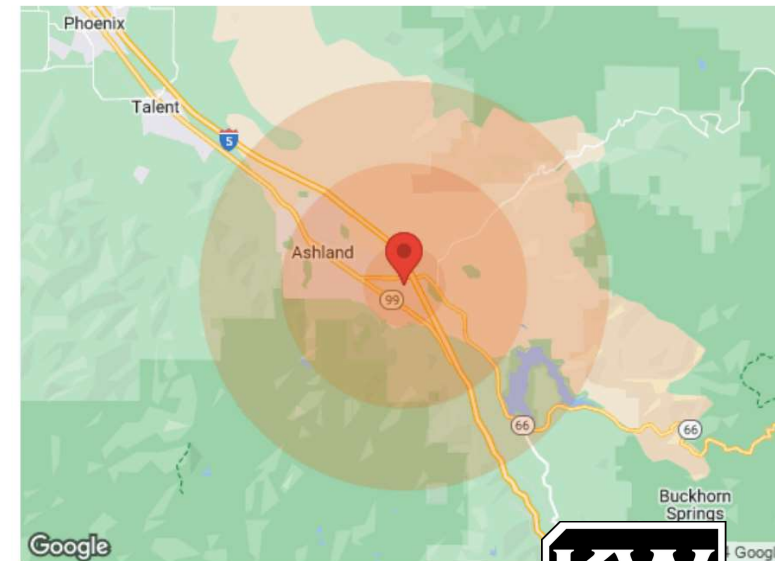
Ashland is a small, vibrant community located in the Southernmost part of Oregon within Jackson County and has a population of approx. 22,000 residents. Nestled in the Rogue Valley, it sits at the base of the Siskiyou and Cascade Mountain ranges. The subject site is strategically located near Interstate-5 Exit 14 and is approximately 17 miles north of the California border, 340 miles north of San Francisco, and 440 miles south of Seattle. Ashland's industrial market supports a variety of businesses, including light manufacturing, warehousing, and distribution. Key economic drivers include tourism, retail, and local manufacturing. Home to Southern Oregon Univ., it has a presence of a skilled labor force and a supportive business environment. This is a strategic location for a buyer looking to combine quality of life with business potential.

Population	1 Mile	3 Miles	5 Miles
Male	3,290	8,775	10,555
Female	3,594	10,073	12,107
Total Population	6,884	18,848	22,662

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,015	2,651	3,184
Ages 15-24	741	1,879	2,293
Ages 25-54	2,799	8,014	9,428
Ages 55-64	895	2,550	3,126
Ages 65+	1,434	3,754	4,631

Income	1 Mile	3 Miles	5 Miles
Median	\$43,868	\$46,916	\$47,447
< \$15,000	553	1,516	1,665
\$15,000-\$24,999	461	1,154	1,307
\$25,000-\$34,999	564	1,250	1,487
\$35,000-\$49,999	449	1,354	1,599
\$50,000-\$74,999	502	1,376	1,820
\$75,000-\$99,999	342	786	944
\$100,000-\$149,999	223	758	955
\$150,000-\$199,999	63	278	371
> \$200,000	110	333	361

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,658	9,930	11,876
Occupied	3,300	8,930	10,708
Owner Occupied	1,875	4,740	5,836
Renter Occupied	1,425	4,190	4,872
Vacant	358	1,000	1,168





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