

FOR SALE

COMMERCIAL / WAREHOUSE



6225 South 6th Street, Klamath Falls, OR 97603

- 48,996 SF
- 2100 SF Mezzanine Office
- Sprinkler System
- Adjacent to Home Depot
- Hard Corner / Signalized Intersection
- General Commercial Zoned
- 3.65 Acre Lot
- Direct Street Frontage
- Estimated Traffic Count \pm 18,000 Vehicles at 6th and Patterson

Contents

- Property Details
- Region & City Information
- Maps
- Zoning Info
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

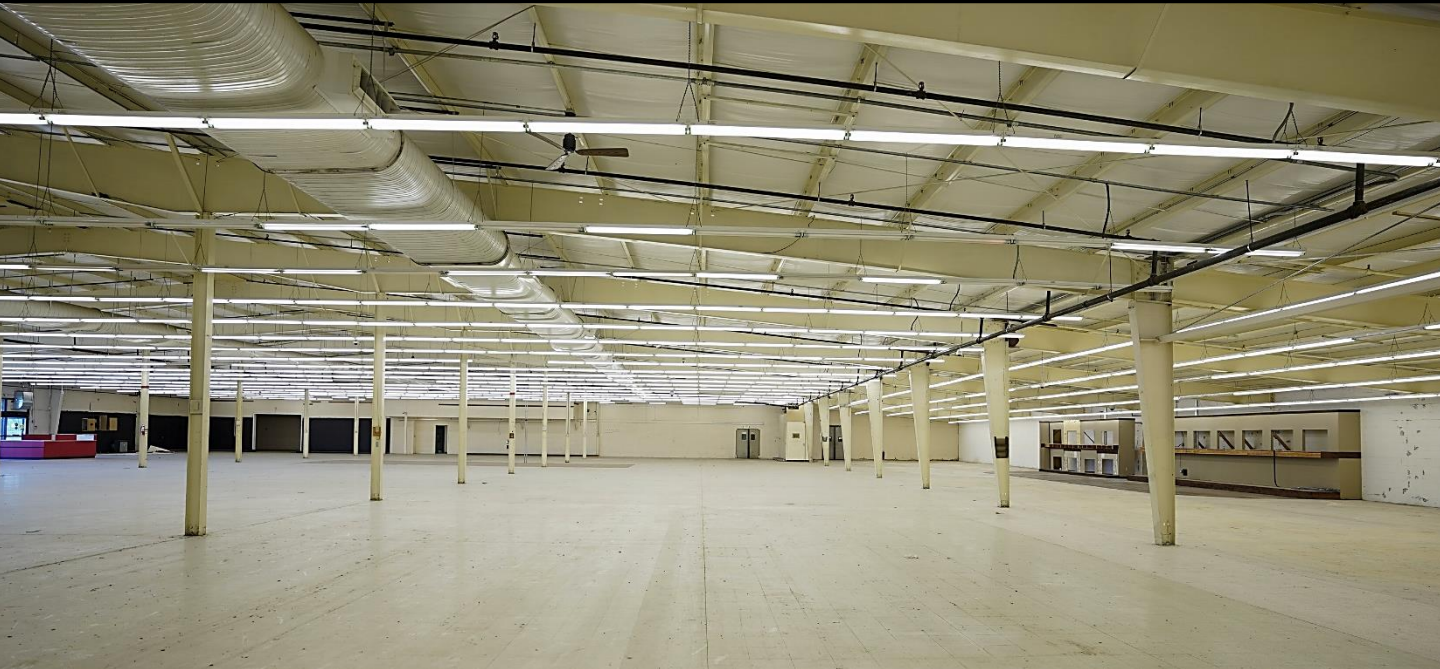
FOR SALE BY OWNER

For More Information Contact

(619) 433-4921 | 6stklamathfalls@gmail.com

All information is subject to attached confidentiality agreement. Seller does not guarantee the information herein and all is subject to change at anytime without notice. It is advised that buyer verify all information with governing municipality and conduct a thorough due diligence investigation of this and any commercial real estate, sale, lease or purchase utilizing experienced commercial real estate legal, tax and building professionals.

PROPERTY DETAILS



Prime Commercial Opportunity at 6225 South 6th Street, Klamath Falls, OR

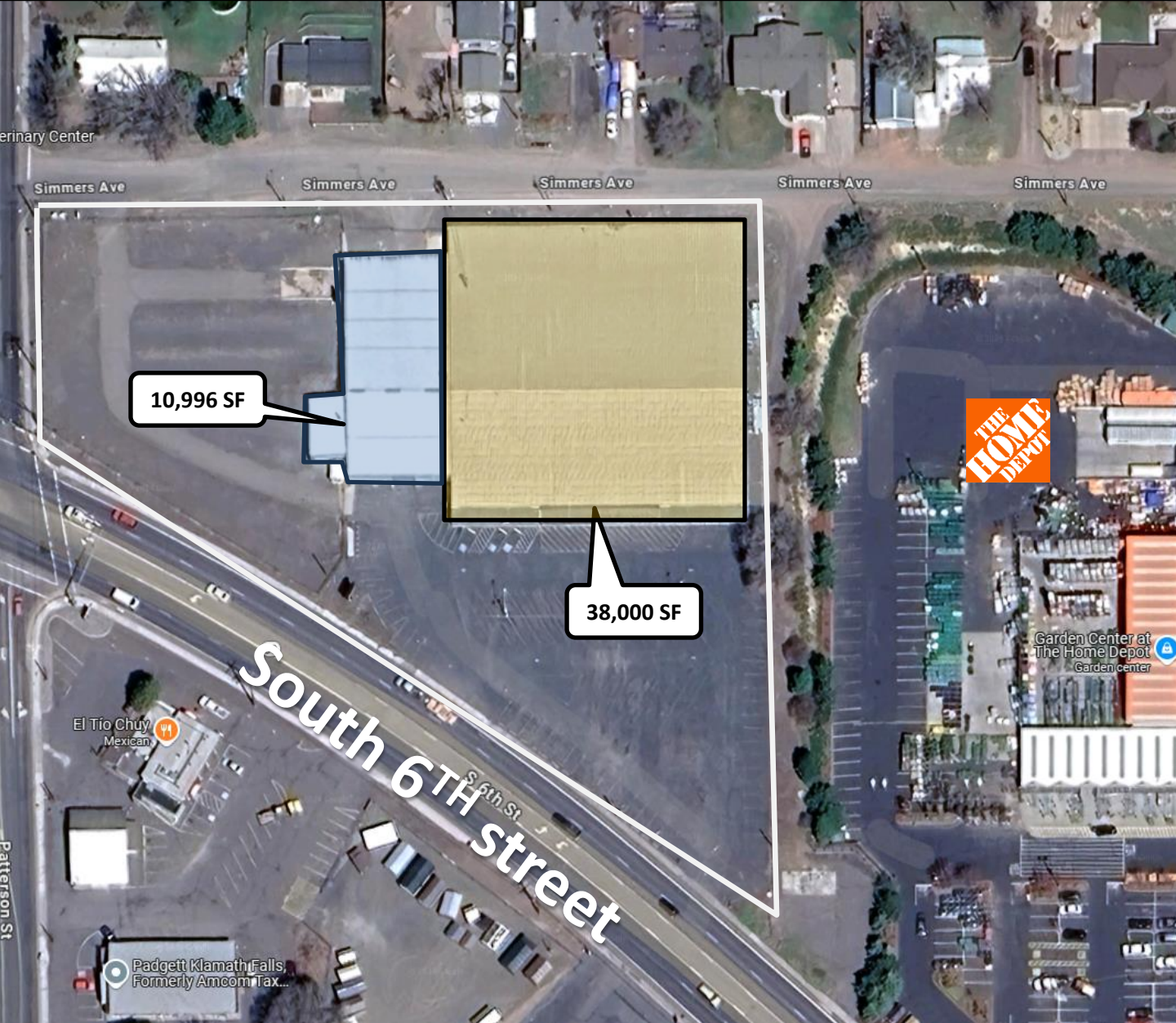
This 48,996 square-foot, versatile warehouse and retail space offers an exceptional opportunity for businesses seeking a high-traffic location in a bustling commercial corridor. Situated on a 3.65-acre lot, the property is strategically positioned at a hard corner with a signalized intersection adjacent to Home Depot, ensuring excellent visibility and access.

Key Property Highlights:

- **Size:** 48,996 SF warehouse/retail space with a 2,100 SF mezzanine office.
- **Lot Size:** 3.65 acres, providing ample space for operations and expansion.
- **Loading :** 2 dock-high loading wells and 2 grade-level truck doors for efficient logistics.
- **Parking:** Approx. 100 parking spaces, ideal for retail or industrial use.
- **Construction:** Insulated metal with partial block, enhanced by a 1996 addition.
- **Zoning:** General Commercial (GC), offering flexibility for various business uses.
- **Power:** Heavy power 177/405V 3Ø 4 wire buyer to verify total Amps
- **Sprinkler System**
- **Distributed HVAC**

Prime frontage on 6th Street with direct access to a major commercial artery, surrounded by retailers and restaurants, with an estimated traffic count of ±18,000 vehicles at the intersection of 6th and Patterson. The property is sold "as-is" and represents a rare opportunity in a high-demand area for commercial ventures needing substantial space, logistical facilities, and premium exposure. Ideal for retail, warehousing, or a mixed-use business hub.

SITE



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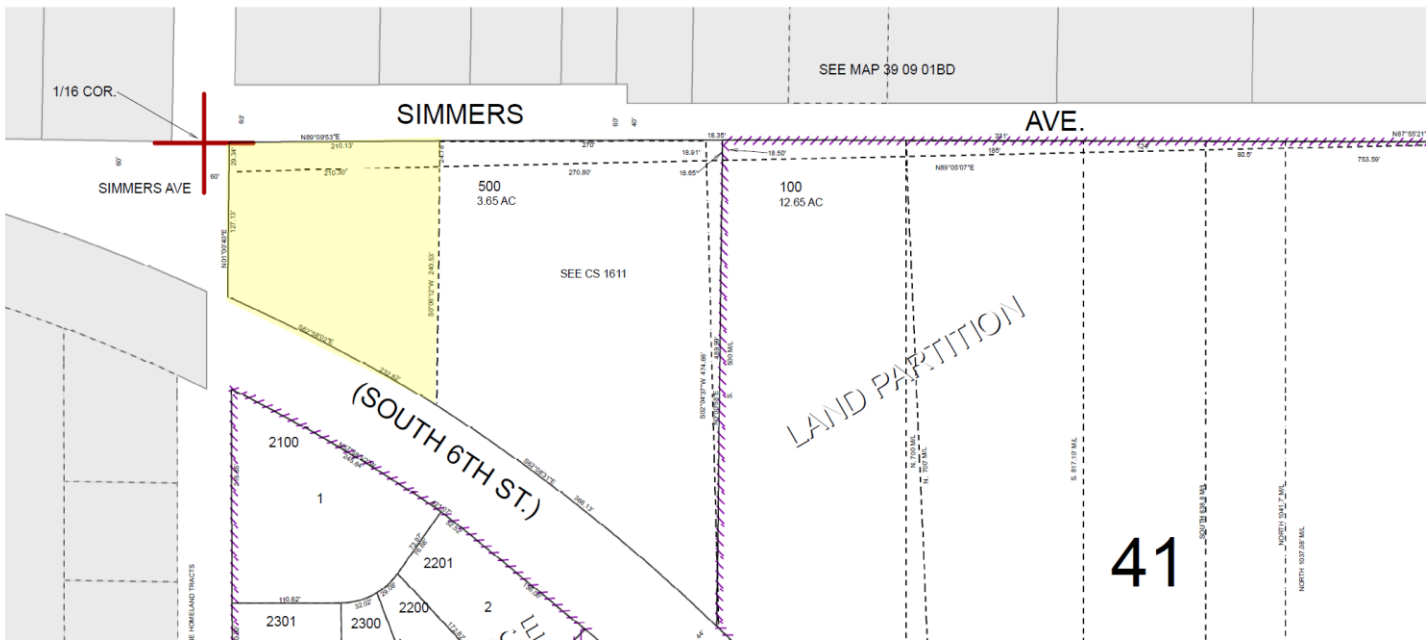
PARCEL MAP

Excerpt from parcel map, verify all with city, county and title company. For information purposes only.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

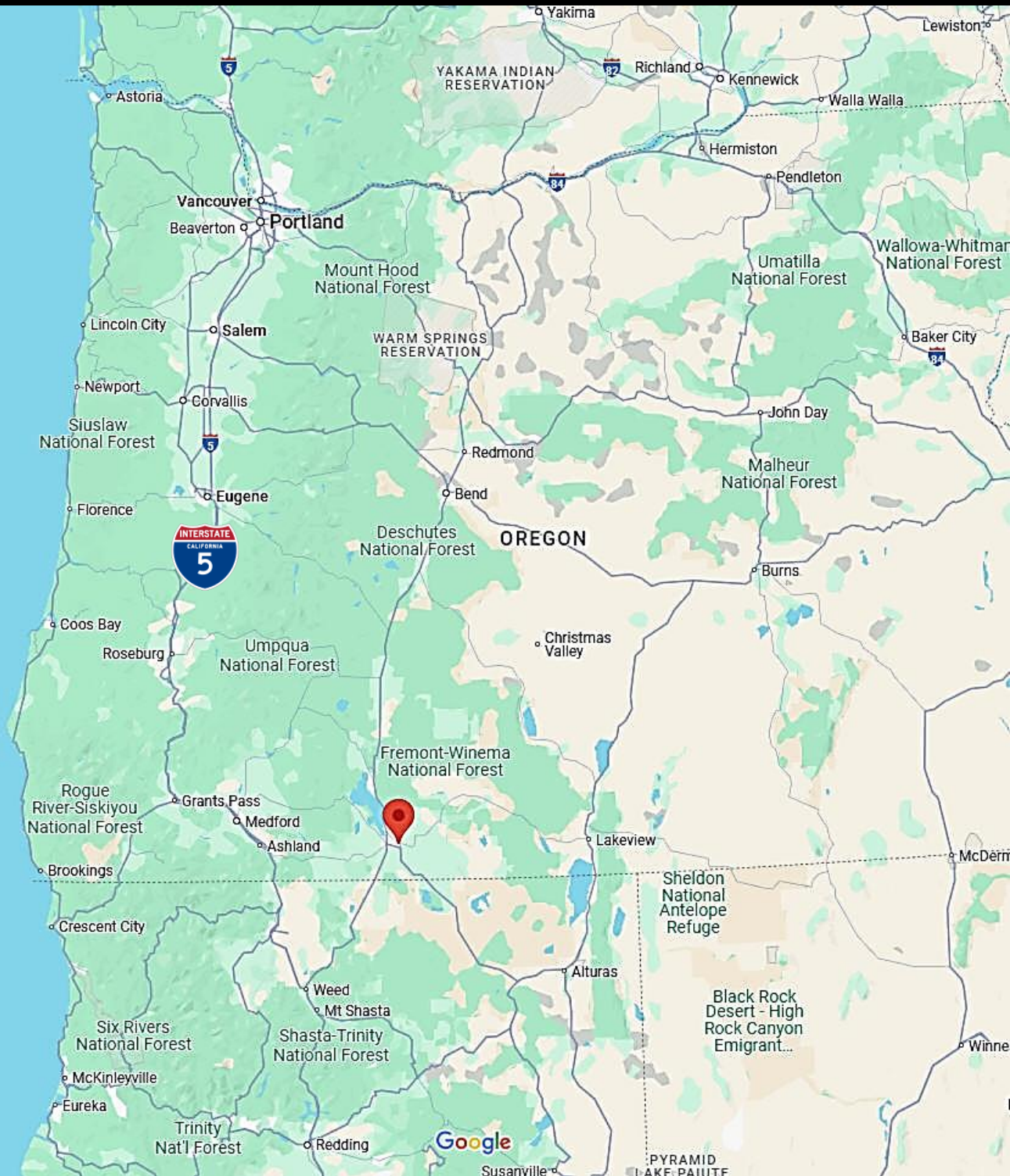
Revised: 7/28/2020

NE1/4 SW1/4 SEC 01 T.39S. R.09E. W.M.
KLAMATH COUNTY
1" = 100'



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REGIONAL MAP



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Area Information

Klamath Falls:

Located in Southern Oregon, Klamath Falls is a sun-soaked city with over 300 days of sunshine annually, offering outdoor enthusiasts' year-round access to hiking, skiing, fishing, and birdwatching. Surrounded by stunning landscapes like Crater Lake National Park, the Cascade Mountains, and the Klamath River, Klamath Falls is a destination for both tourists and new residents.

The city is not just about its natural beauty; it is a thriving regional hub for commerce, healthcare, and education. Oregon Tech, a nationally recognized polytechnic university, anchors the city's educational and technological growth, providing a skilled workforce for industries like technology, advanced manufacturing, healthcare, and renewable energy. The presence of this institution ensures access to cutting-edge research and talent, making Klamath Falls attractive to businesses seeking innovation and skilled professionals.

Affordability is a key advantage of Klamath Falls. The city's **cost of living** is approximately **15% lower than the national average**, offering both residents and businesses a great value. The local economy is thriving, with new investments in both **commercial** and **residential sectors**. The region's **real market value (RMV)** has seen consistent growth, particularly in commercial properties, as businesses recognize the city's **pro-business environment**, which includes **lower operating costs** and **expedited permits** to help businesses set up and grow quickly.

For residents, the city offers the convenience of a **15-minute average commute**, providing the benefits of a small-town atmosphere with the perks of a modern city. Strategically located within a **5-hour drive** of major markets like **Portland** and **San Francisco**, Klamath Falls is also positioned as an ideal hub for commerce and industry.

Tourism plays a vital role in the economy, drawing thousands of visitors annually to attractions like **Crater Lake** and the **Pacific Crest Trail**, further fueling the hospitality sector and driving economic growth.

Key Stats:

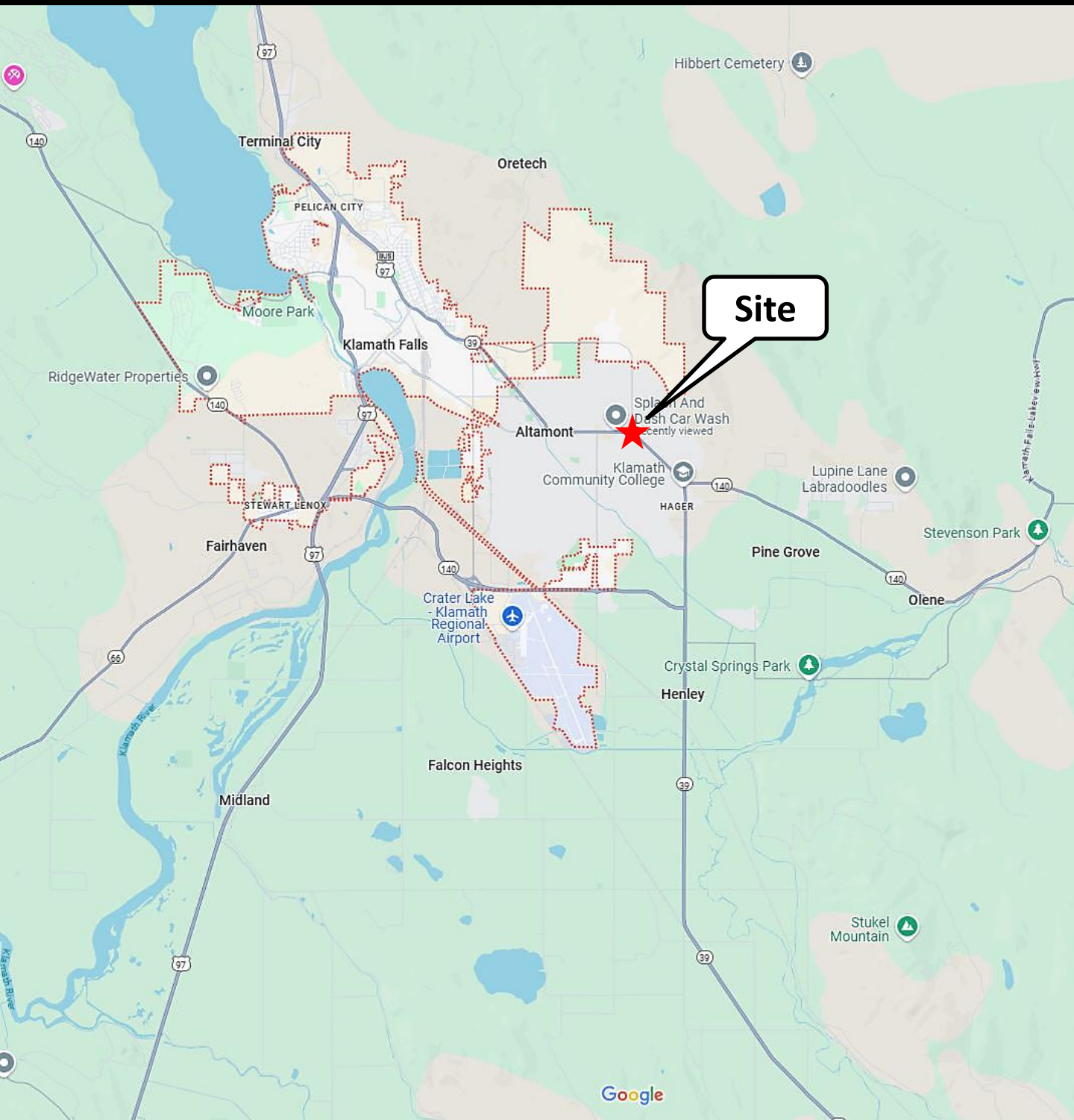
- Population:** ~22,000 and growing steadily
- Sunshine:** Over 300 days annually, the most in Oregon
- Workforce:** Supported by Oregon Tech, producing a skilled and educated labor pool
- Cost of Living:** 15% lower than the national average
- Business Climate:** Lower operating costs, favorable business incentives, and a growing commercial sector

Sources:

- City of Klamath Falls: <https://www.klamathfalls.city>
- Klamath Living (Economic Growth): <https://klamathliving.com/blog/discovering-top-industries-drive-klamath-falls-economic-growth>
- Data USA (Klamath Falls Overview): <https://datausa.io/profile/geo/klamath-falls-or>
- Oregon Economic Analysis Blog: <https://oregoneconomicanalysis.com>

I hope this version meets your expectations! Let me know if you need further adjustments.

CITY MAP



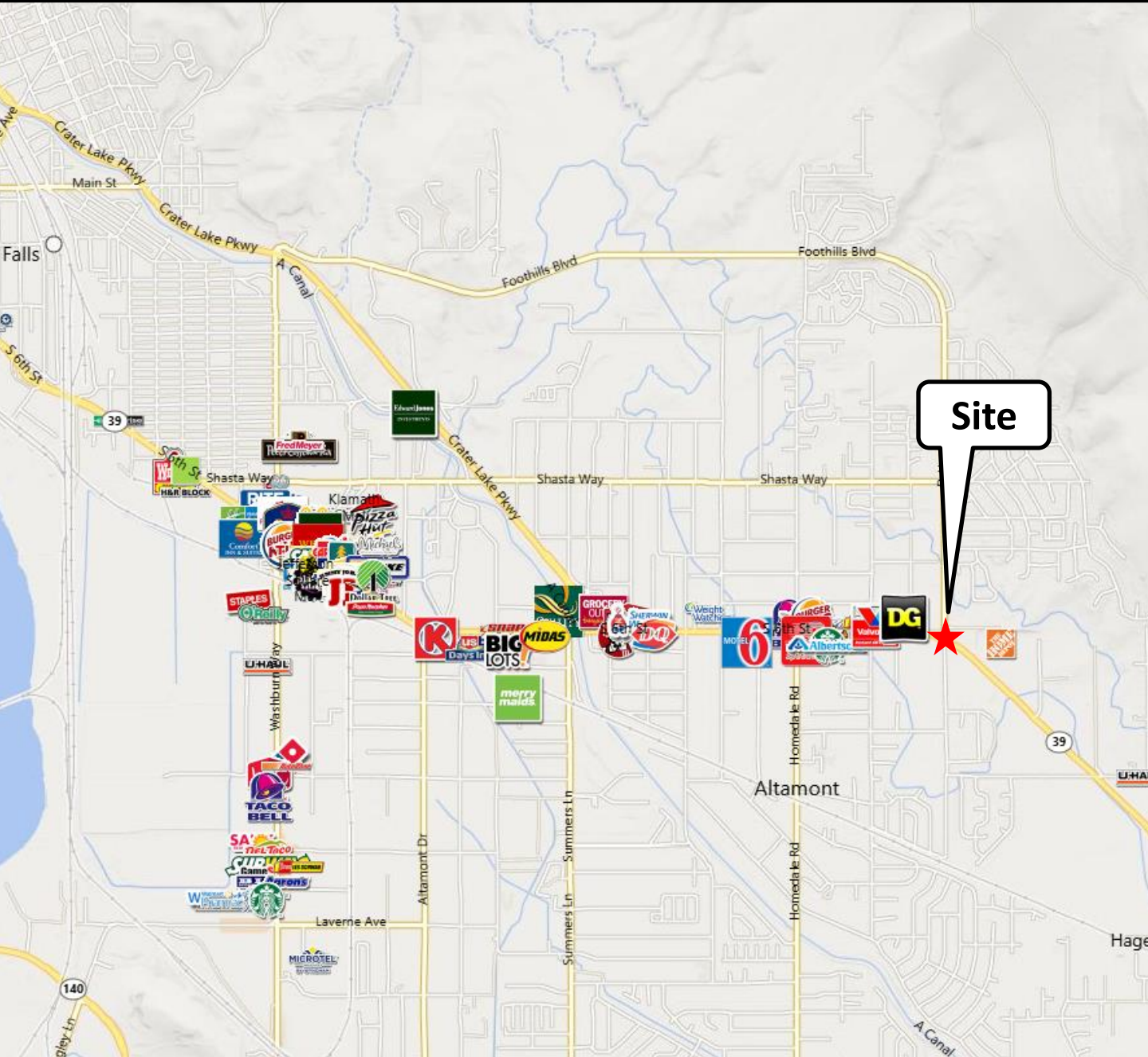
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LOCATOR MAP



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MAJOR BRANDS IN AREA



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PROPERTY PHOTOS



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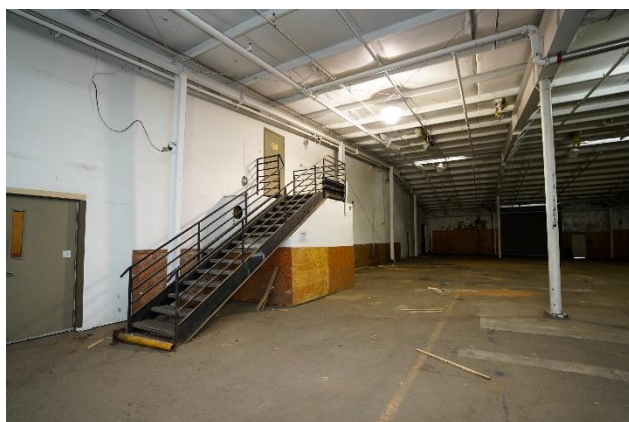
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ZONING AND PERMITTED USE INFORMATION

Disclaimer: Zoning information is obtained from the county website and is subject to changes. Prospective buyers should verify zoning regulations and permitted uses directly with local authorities to ensure compliance with their specific business needs is approved and obtain required permits and verify all information.

The **CG (Commercial General)** zoning for the property at **6225 S 6th Street** allows for a wide range of commercial uses, including retail stores, offices, restaurants, and service-oriented businesses.

This zoning is designed to accommodate businesses that serve both the local community and a broader market, offering flexibility for various types of commercial development and investment opportunities. It is ideal for high-traffic areas with easy access to major roads, enhancing business visibility and customer convenience.

For specific information contact the Planning Department

Planning Division Physical Address

305 Main Street Klamath Falls
Government Center
Klamath Falls, OR 97601

Phone: 541-883-5121 Option 4

Klamath County Planning Department:

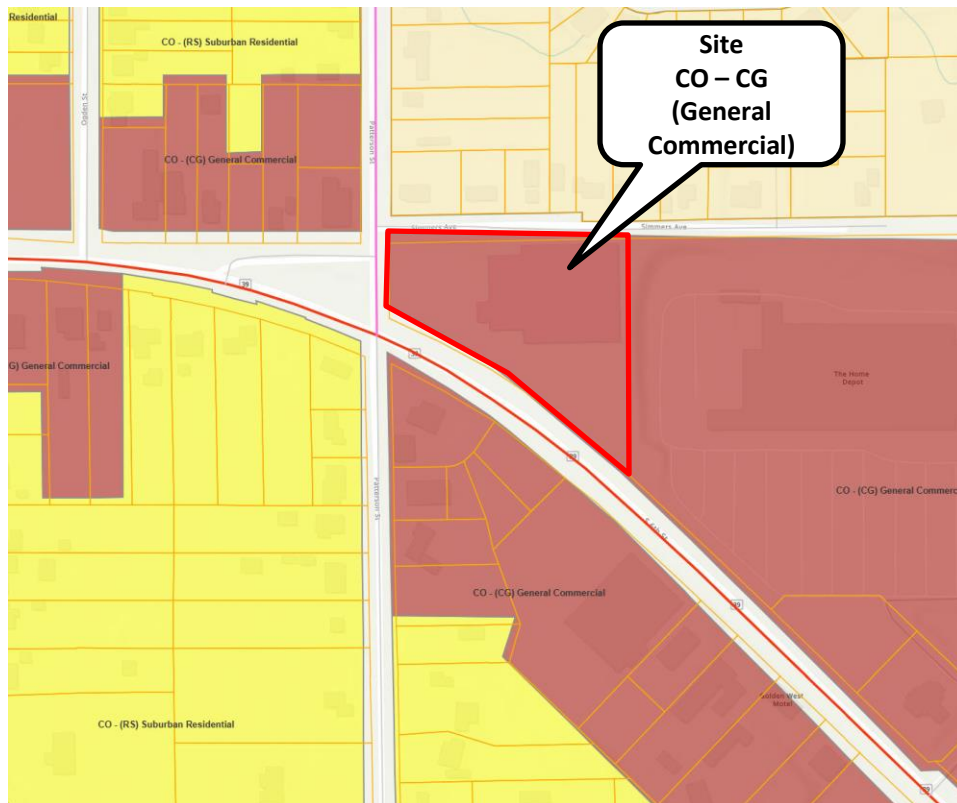
<https://klamathcounty.org/225/Planning-Division>

Klamath County GIS and Mapping Services:

<https://kcgis.maps.arcgis.com>

Disclaimer: Zoning information is provided based on current records and may be subject to change. Prospective buyers should verify zoning regulations and permitted uses with local authorities to ensure compliance with their specific business needs.

ZONING MAP EXCERPT



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ARTICLE 52.4 GENERAL COMMERCIAL (CG)

52.410 - PURPOSE

The purpose of this zone is to establish and maintain places for a full range of retail goods and services available to a large area.

52.420 - PERMITTED USES

The following uses shall be permitted subject to site plan review of Article 41, and all other applicable standards, criteria, rules, and statutes governing such uses:

- A. Administrative Service
- B. Emergency Services
- C. Essential Services
- D. Medical Services
- E. Parking Services
- F. Agricultural Supplies and Services
- G. Auto Sales/Rentals/Service
- H. Auto Repairs
- I. Auto Service Station
- J. Building and Garden Sales
- K. Entertainment Facilities
- L. Farm Equipment Sales/Rentals/Service
- M. Fleet Storage
- N. Food and Beverage Sales
- O. Food and Beverage Service
- P. General Merchandise Sales
- Q. Heavy Equipment Sales/Rentals/Service
- R. Home Furnishings and Appliances
- S. Manufactured Dwelling Sales
- T. Personal Services
- U. Professional Offices
- V. Repair Services

ORD 45.0

Adopt February 16, 1984

ORD 45.31 Art. 52.4

Adopt February 15, 1995

ORD 45.50 Art. 52.440(I)

Adopt June 4, 2008

Periodic Review Task 22

PERMITTED USE – Excerpt from County Website – Verify All

- W. Retail Sales
- X. Warehousing, Storage and Distribution - light
- Y. Custom Manufacturing
- Z. Accessory Buildings and Uses
- Aa. Mini Storage Facility
- Bb. Motels/Hotels within the Klamath Falls UGB
- Cc. Indoor Sports and Recreation

52.430 - CONDITIONAL USES

The following uses may be permitted subject to standards listed in this article and if the provisions of Article 44 are satisfied:

- A. Community Assembly
- B. Schools
- C. Cultural Services
- D. Extensive Impact Services and Utilities
- E. Churches
- F. RV Parks
- G. Heavy Equipment Repairs
- H. Large Animal Veterinary Services
- I. Kennel
- J. Truck Stop
- K. Auto Wrecking Yard
- L. Worker Residential
- M. Manufactured Home Park
- N. Towing Facility

52.440 - PROPERTY DEVELOPMENT STANDARDS

- A. Minimum Lot Size - 5,000 square feet
- B. Lot Size and Shape - See Article 61
- C. Building Heights and Setbacks - See Article 62

ORD 45.0	Adopt February 16, 1984	
ORD 45.31 Art. 52.4	Adopt February 15, 1995	
ORD 45.33 Art. 52.420(Bb) & 430(F)	Adopt May 13, 1996	
ORD 45.38 Art. 52.430(O)	Adopt November 10, 1998	
ORD 45.50 Art. 52.440(I)	Adopt June 4, 2008	Periodic Review Task 22
ORD 45.87 Art. 52.420(Cc)	Adopt Oct. 8, 2016	

- D. Fences, Walls and Screening - See Article 64
- E. Landscaping - See Article 65
- F. Signs - See Article 66
- G. Parking - See Article 68
- H. Access - See Article 71
- I. Building size limitations for commercial uses on unincorporated commercial lands in Klamath County:
 - 1. New Commercial Uses.
 - a. Urban Growth Boundaries – No building size limitations.
 - b. Goal 14 Exception Areas – No building size limitations unless specified by the exception.
 - c. Urban Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – Building size shall not exceed 8,000 square feet of floor space per building.
 - d. Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – Building size shall not exceed 4,000 square feet of floor space per building.
 - e. Rural Lands Not Included in a - d Above – Building size shall not exceed 3,500 square feet of floor space per building.
 - 2. Existing Commercial Uses.
 - a. Urban Growth Boundaries – No building size limitations.
 - b. Goal 14 Exception Areas – No building size limitations unless specified by the exception.
 - c. Urban Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – Klamath County has no designated Urban Unincorporated Communities as of the effective date of this Ordinance.
 - d. Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – A lawfully established commercial use that existed prior to December 13, 2005 may expand to occupy a maximum of 5,000 square feet of floor space per building, or an additional 50% of the floor space currently occupied, whichever is greater.

ORD 45.0	Adopt February 16, 1984	
ORD 45.31 Art. 52.4	Adopt February 15, 1995	
ORD 45.50 Art. 52.440(I)	Adopt June 4, 2008	Periodic Review Task 22

52.4 - 3

- c. Urban Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – Notwithstanding paragraphs 1 and 2 of this subsection commercial uses primarily designed to serve resource industries are not subject to any building size limitation when permitted through a Type II Administrative Review. Such uses may be permitted through a Type I Administrative Review when building size does not exceed 8,000 square feet.
 - d. Unincorporated Communities Designated Pursuant to OAR Chapter 660, Division 22 – Notwithstanding paragraphs 1 and 2 of this subsection commercial uses primarily designed to serve resource industries are not subject to any building size limitation when permitted through a Type II Administrative Review. Such uses may be permitted through a Type I Administrative Review when building size does not exceed 4,000 square feet.
 - e. Rural Lands Not Included in a-d Above – Notwithstanding paragraphs 1 and 2 of this subsection commercial uses primarily designed to serve the Rural Area or the Needs of the Traveling public are not subject to any building size limitation when permitted through a Type II Administrative Review. Such uses may be permitted through a Type I Administrative Review when building size does not exceed 3,500 square feet.
- J. For any proposed development which fails to satisfy the relevant standards of subsection I. above; Klamath County shall require an exception to Goal 14.
- K. All non-commercial uses that lawfully existed prior to the adoption of this Ordinance shall be considered lawful established non-conforming uses, which may be restored to their prior lawfully approved size if destroyed or substantially damaged.

ORD 45.0	Adopt February 16, 1984	
ORD 45.31 Art. 52.4	Adopt February 15, 1995	
ORD 45.50 Art. 52.440(I), (J), & (K)	Adopt June 4, 2008	Periodic Review Task 22

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CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with your request for information regarding the property listed for sale or lease herein (the “Property”) for possible purchase or lease you have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement (“Agreement”) and buyers we represent shall abide by said agreement as well. As used herein, “Owner’s Related Parties” shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term “Confidential Information” shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees (“Representatives”); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential.

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner’s prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives’ identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner’s request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

CONFIDENTIALITY AGREEMENT

Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property.

The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's and Owner's Related Parties, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or its representatives or employees or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of Oregon.

END PAGE 2 OF 2

FOR SALE

COMMERCIAL / WAREHOUSE



6225 South 6th Street, Klamath Falls, OR 97603

Property consists of 48,996 SF warehouse / retail space per county assessor's office. Property was used for warehouse / retail in the past and is situated on a 3.65 Acre parcel with approximately 100 parking spaces. There are 2 Dock High / Well Loading Door stations and another 2 Grade Level Truck Doors.

Information Provided believe to be accurate but it is not guaranteed. Buyer to verify all information including zoning and permitted use with country planning département.

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