



2350 MAYWOOD DRIVE
KLAMATH FALLS, OREGON

108,500 SQ FT
INDUSTRIAL
FACILITY + 19.9 ACRES



Windermere
COMMERCIAL
WINDERMERE REAL ESTATE - KLAMATH FALLS

INVESTMENT HIGHLIGHTS



108,500 sq ft Industrial Facility on 19.9 acres



6,000 sq ft Add-on Office Space Built in 2020



102,500 sq ft Steel Framed Warehouse/Workshop



Priced Below County Assessed Value



EXECUTIVE SUMMARY

This property presents a rare opportunity to acquire a large-scale heavy industrial facility in Klamath Falls, Oregon. Located just off Washburn Way, the city's primary commercial and industrial corridor. The 19-acre site lies along the future East Main extension to Crosby Avenue, positioning it well for long-term growth and accessibility. The site is fully fenced and improved with 108,500 square feet of facilities. The property includes a 102,500 sq. ft. steel-framed warehouse/wood shop and a 6,000 sq. ft. office addition constructed in 2020. The modern office space offers a professional environment with a lobby, conference room, ADA restrooms, private offices, a large meeting room, a breakroom with a kitchen, and a dedicated daycare area. The warehouse provides extensive infrastructure for industrial operations, including natural gas heat, A/C, fire sprinklers, a negative air system, pit docks, ramp access, a full-length elevated loading dock, multiple 14' overhead doors, and a former rail spur with a pit area. Additional site features include a geothermal well, newer LED lighting throughout, and paved parking areas. Currently utilized for pallet manufacturing, the facility is adaptable for a variety of industrial uses. Offered below the county assessed value, this property combines scale, location, and modern amenities, making it a compelling investment opportunity in Southern Oregon's industrial market.



DESCRIPTION

The property consists of 19 acres zoned for heavy industrial use, fully fenced with paved access and circulation areas. Improvements total 108,500 square feet, with the majority being a 102,500 sq. ft. steel-framed warehouse/wood shop. This structure is equipped with multiple overhead doors, pit docks, ramp access, a negative air system, and fire suppression, along with a former rail spur and pit area that enhance shipping and material handling capabilities. In 2020, a 6,000 sq. ft. office addition was constructed, providing updated administrative and employee facilities. The office includes a lobby, conference and meeting rooms, ADA restrooms, private offices, a breakroom with a kitchen, and a daycare area. Site infrastructure is supported by a geothermal well, LED lighting, and ample paved parking. The combination of large-scale warehouse capacity and modern office improvements makes the property suitable for a variety of industrial operations, offering both production space and administrative support under one site.



PROPERTY FACTS

Sale Type	Owner User / Investment Opportunity
Property Type	Industrial
Building Size	108,500 sq ft
Lot Size	19.9 AC
Zoning	IH - Heavy Industrial
Safety Features	Fire Sprinklers, Negative Air System for Dust Removal
Security Features	Fully Fenced, Audio & Video Surveillance
Heat/Cooling	Heat - Geothermal, Cooling - Central Air
Power	3 Phase Electric
Office Addition	6,000 sq ft Office Addition Built in 2020
Parking Features	Asphalt, Gated, Parking Lot - 75 Spaces
Flooring	Concrete, Laminate, Vinyl
Price	\$3,500,000
Enterprise Zone	Potential Tax Incentives
Loading & Access Features	Pit Docks, Ramp, and Former Rail Spur/Pit Area
Amenities	Conference room, ADA restrooms, private office, and large meeting space, overhead doors, break room with kitchen, daycare area, paved parking, elevated loading dock the length of the building, & wood shop space.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



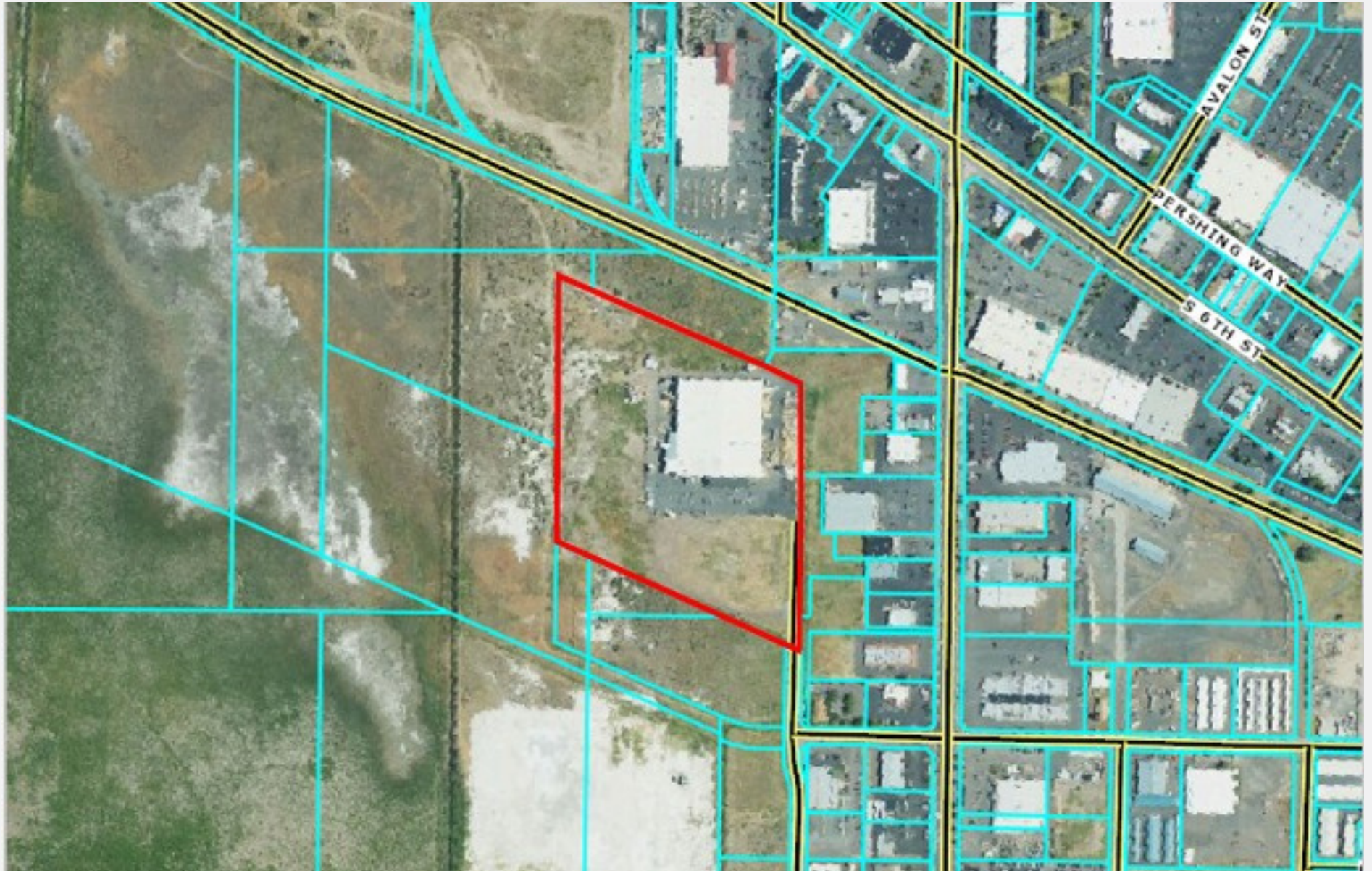
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



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UTILITY INFORMATION

Water & Sewer

City Water

High \$290, Low \$130, Average \$160

Fire Protect - City Water

Base - \$83.84

South Suburban Sanitary District - Sewer

Set Rate Through June 2026 - \$103,72

Power

Pacific Power

High \$12,700, Low \$8,300, Average \$10,100

****Please Note:** Utility figures are based on a 12-month average. Actual monthly expenses may vary depending on business operations, usage hours, and occupancy levels.**

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FOR MORE INFORMATION,
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