

# OFFERING MEMORANDUM

— FOR SALE —

**FLEX COLD STORAGE WAREHOUSE & OFFICE IN MEDFORD, OREGON**

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EXCLUSIVELY REPRESENTED BY  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **619 S. Fir Street**, a rare public offering of a flex cold storage warehouse in beautiful Medford, Oregon (the "Site").

**619 S. Fir Street** is the best of only 3 publicly available functioning cold-storage facilities in the region, and is an attainable property for a buyer looking to step into a mid-sized flex warehouse and office.

Sited on an infill 0.93 acre lot, there are currently two buildings, with the rear mixed-use building ("Building 1") featuring 10,893 SF of warehouse, cold storage, and office space. The front building ("Building 2"), has ± 9,012 SF, with condition and layout unknown.

The property enjoys an easily accessible, central location near downtown Medford. Compared to most industrial warehousing in the Rogue Valley, **619 S. Fir Street** is only 5 minutes or 1.8 miles to direct North or South I-5 access, as well as being within 10 minutes of both Lowe's and Home Depot.

Accessed by two left/right private driveways off of S. Fir Street, the property has ample parking and storage space, which could be expanded by demolishing Building 2.

Building 1 features a clear-span ± 4,200 SF dry storage warehouse, with

18.5' clear height as well as a grade-level mid-sized overhead door, and a 3' concrete dock with smaller overhead door (dock access currently covered by open-air engine room).

The dry warehouse space leads directly to the two, 1,650 SF insulated cold storage spaces, both with large, heated sliding doors. The first enclosed cold storage space is available as chilled space only (25° min.), and the 2nd is available as either chilled or frozen storage (-5° min.)

There is significant additional square footage of a prior lab/R&D space and conventional office suites, conference rooms, and storage.

Directly facing N. Fir Street, the historic Building 2 is assumed to have no value, and is included at no cost. Seller makes no representations as to its condition, and Buyer must assume the building in its as-is, where-is condition.

The opportunity is clear at **619 S. Fir Street** for an entrepreneurial buyer to operate a quality distribution, cold storage, office, and R&D space all under one roof in a central location.

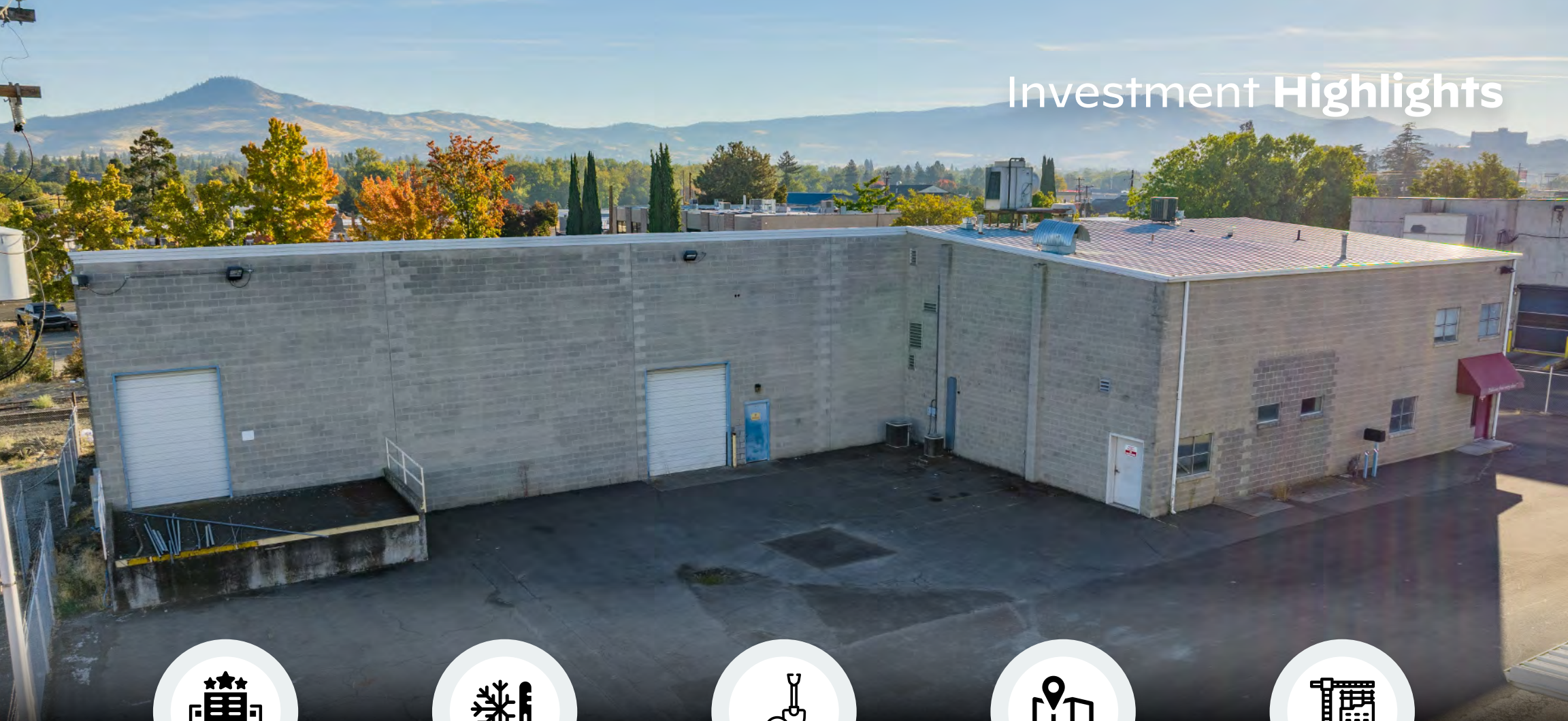
Buyer is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items.

## Offering Summary

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<b>Price:</b>	\$1,550,000
<b>Occupancy:</b>	To be delivered vacant
<b>Address:</b>	619 South Fir Street, Medford Oregon 97501 - Jackson County
<b>Legal:</b>	37-1W-30CD TL 101   APN 10374632
<b>Annual Taxes:</b>	\$21,013.03 (tax year 2024)
<b>Zoning:</b>	I-G (General Industrial)
<b>Gross Acreage:</b>	0.93 acres (40,510.8 SF)
<b>Year Built:</b>	± 1989
<b>Building #1 GBSF:</b>	10,893 SF total - 4,200 SF dry warehouse (18.5' clear) - 1,650 SF chilled or frozen storage - 1,650 SF frozen storage - 3,393 SF office & lab
<b>Building #2 GBSF:</b>	± 9,012 SF (per County, no value)
<b>Construction:</b>	Mix of steel frame, block, and wood
<b>Utilities:</b>	All public
<b>Power:</b>	3-phase, 480v
<b>Refrigeration:</b>	Ammonia-based system
<b>Cold Storage:</b>	25° minimum storage temp.
<b>Freezer Storage:</b>	-5° minimum storage temp.
<b>Racking:</b>	None installed

# Investment Highlights



## Well-Maintained, Flex Facility

All components of Building 1 are well-maintained and allow a buyer to step in and quickly operate their business at the property.



## Rare Existing Cold Storage Space

One of only a handful of existing cold storage facilities in the entire region, 619 S. Fir Street is an incredibly rare public offering of functioning chilled and freezer space.



## Multiple Expansion Options

A buyer may demolish Building 2 to expand parking and outdoor storage space or build new. The cold storage spaces could be removed to expand dry storage.



## Easily Accessible Central Location

Nearly in the exact center of Medford, Oregon, 619 S Fir Street enjoys easy, direct Interstate 5 access and is a short drive to every convenience. Medford is also equidistant between Portland and San Francisco.



## Significant Building Improvements

There have been several major upgrades and improvements to the property, such as a newer metal roof, full office and lab build-out, full cold storage space installation, and much more.



**"Building 1"**

**Warehouse / Dry Storage**  
4,200 SF

**Cold Storage**  
1,650 SF

**Freeze Storage**  
1,650 SF

**2-Story Office & Lab**  
3,393 SF

**2-Story Dry  
Warehouse & Office  
(No Value Assumed)**  
± 9,012 SF

**"Building 2"**

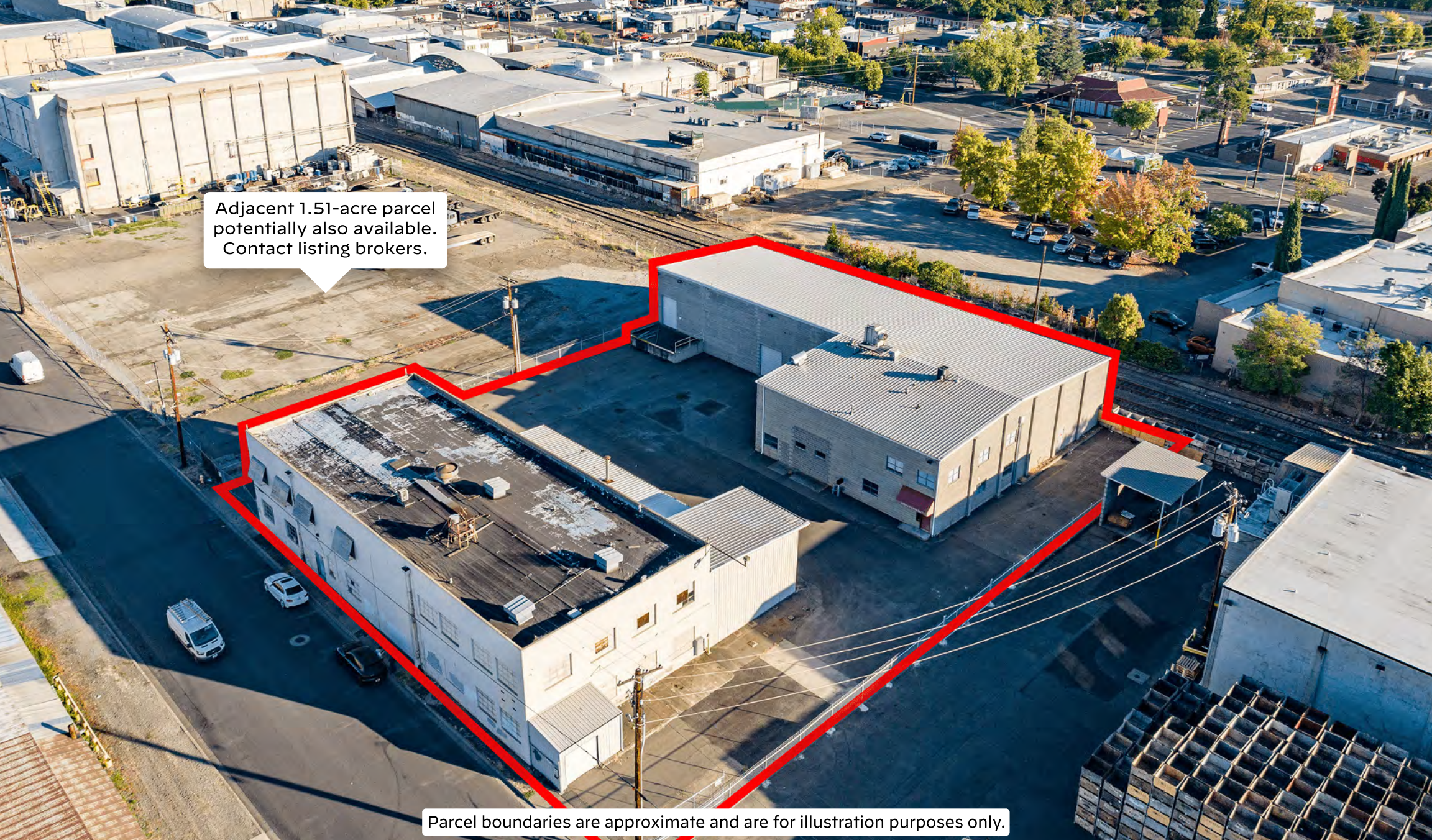
Parcel boundaries are approximate and are for discussion purposes only.

# Internal Layout (approximate)



Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial

An aerial photograph of an industrial area. The subject property is outlined in red and consists of two main buildings. The building on the left is a long, single-story structure with a dark, weathered roof and several windows. The building on the right is a larger, two-story structure with a light-colored, corrugated metal roof and a gabled section. The surrounding area includes other industrial buildings, parking lots with cars, and utility poles. A speech bubble is located in the upper left quadrant of the image.

Adjacent 1.51-acre parcel potentially also available. Contact listing brokers.

Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial



## Additional Property Photos

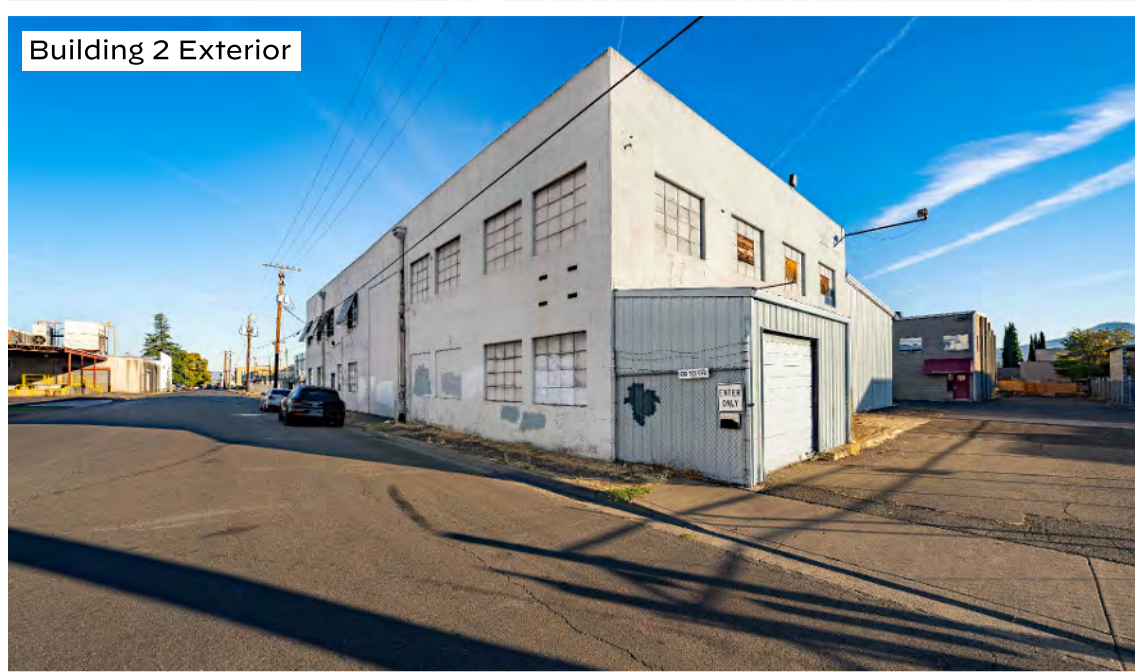




## Additional Property Photos



Building 2 Exterior



Building 2 Exterior

# Additional Property Photos

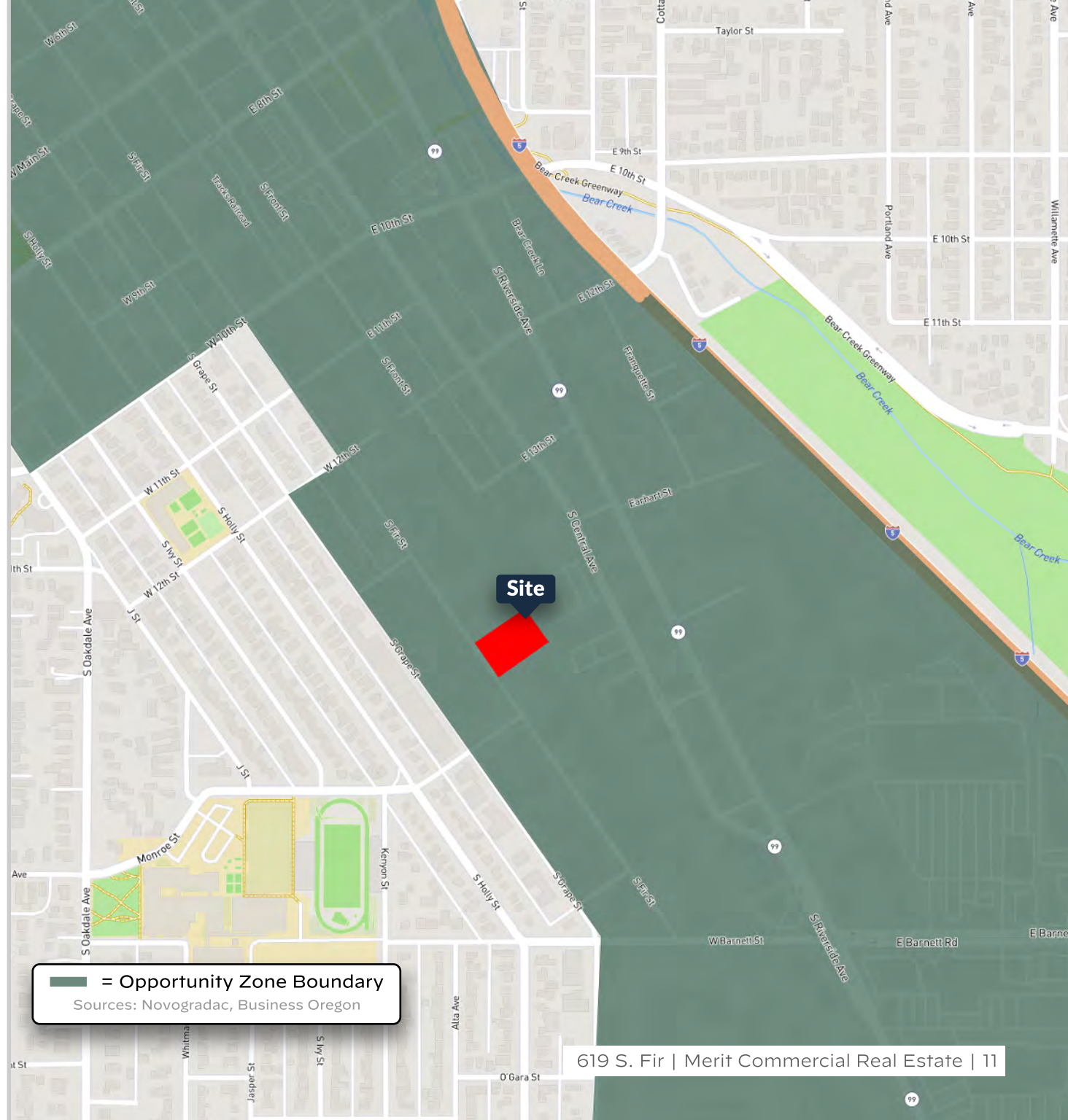
# Opportunity Zones

**619 S. Fir Street is located within a federal Opportunity Zone**, possibly providing additional compelling tax advantages for buyers looking to shelter capital gains and improve the Site.

Opportunity Zones ("OZs") offer substantial tax incentives for investments in designated low-income areas aimed at encouraging economic development and job creation. Key benefits include:

1. **Tax Deferral:** Capital gains reinvested in an OZ property can be deferred until the end of 2026 or until the investment is sold, whichever comes first.
2. **Capital Gains Reduction:** Investors may receive up to a 10% reduction in the original capital gains tax after holding the investment for five years.
3. **Tax-Free Growth:** After a 10-year hold, all additional gains on the OZ investment can be excluded from federal capital gains taxes, providing a significant tax advantage.

Note: all prospective Buyers must do their own due diligence and consult with a tax professional and/or other OZ experts. Listing brokers are not qualified to guarantee tax or any other benefits relating to OZs.



# Market Summary

	Demographics	Medford	Jackson County	National
Population	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%	-
Personal/Education	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%
Housing	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.



**Key Distances from Subject**

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



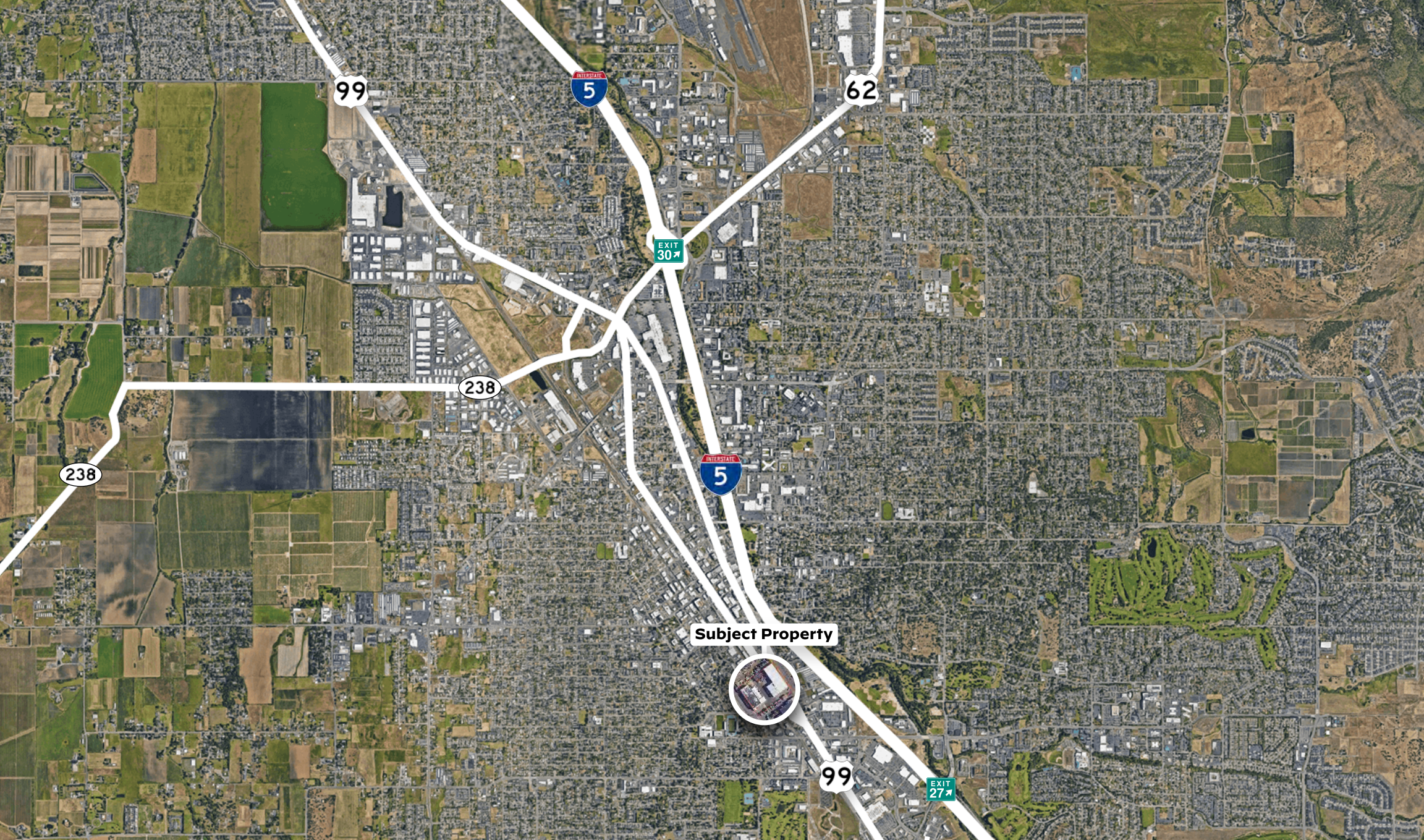
**Subject Property**

**ROGUE VALLEY**  
International  
Medford Airport  
3.70 Miles North

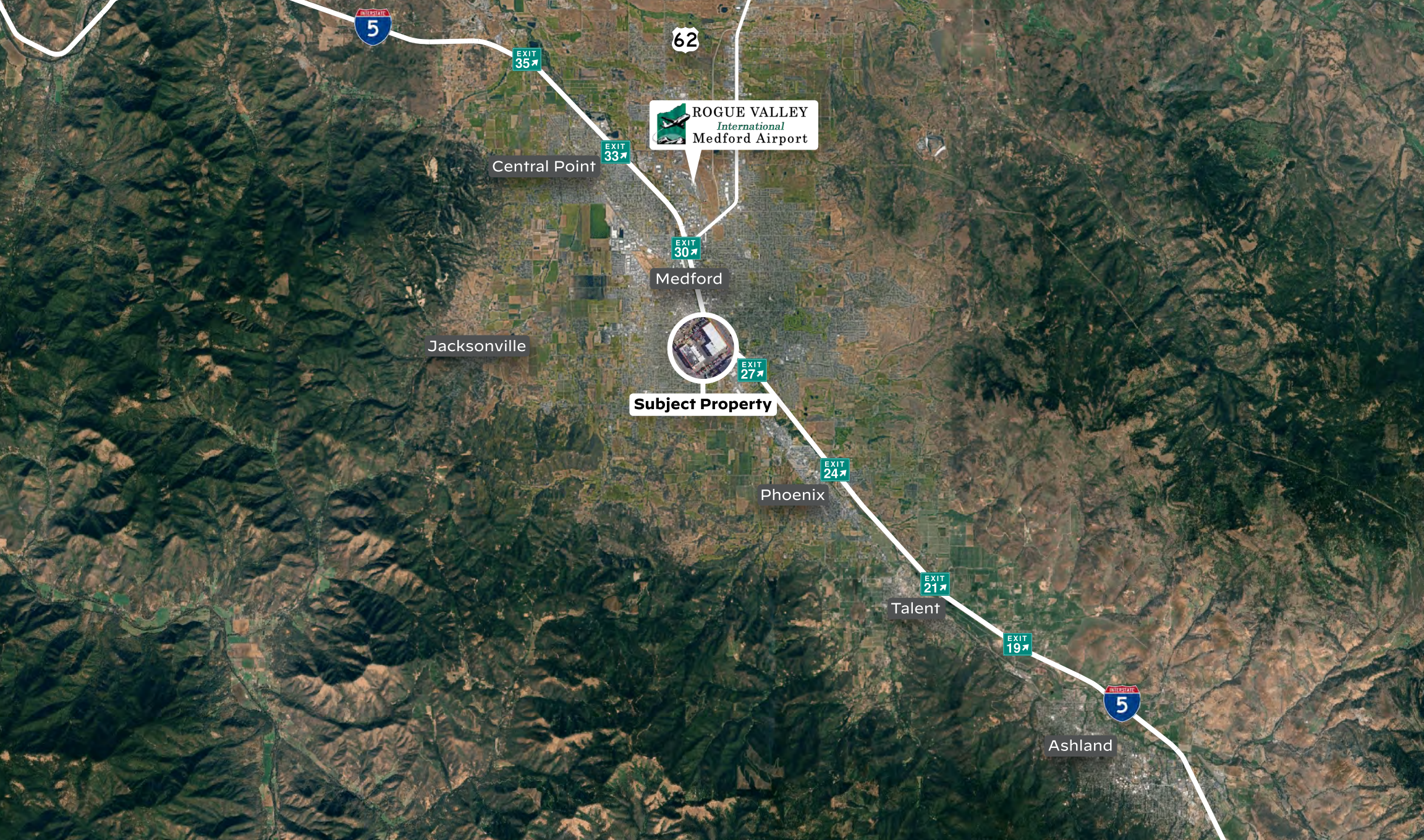
**Connectivity to I-5**  
5 min / 1.8 miles

**California/Oregon Border**  
29 Miles South

# Transportation Map



# Region Map 1



# Region Map 2



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



# Medford, OR History and Profile

**Medford, Oregon** - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



# Why Southern Oregon?

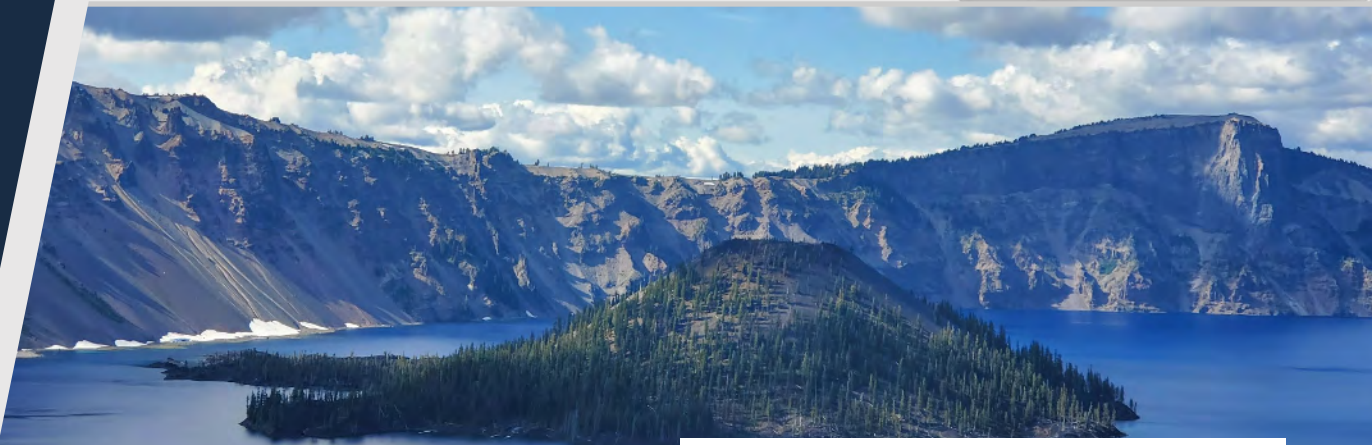
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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.





# 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.

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.

Erickson Air-Crane, Inc's main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

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



# Transaction Guidelines

619 S. 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 ("MCRE") 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 with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time with no notice. Seller requires at least 24 hour advance notice for any tours.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any of the Properties, 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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