

FOR SALE



±21,113 SF & ±1.58 AC Yard

2194 Sage Road, Medford, OR 97501

\$4,000,000



PROPERTY HIGHLIGHTS

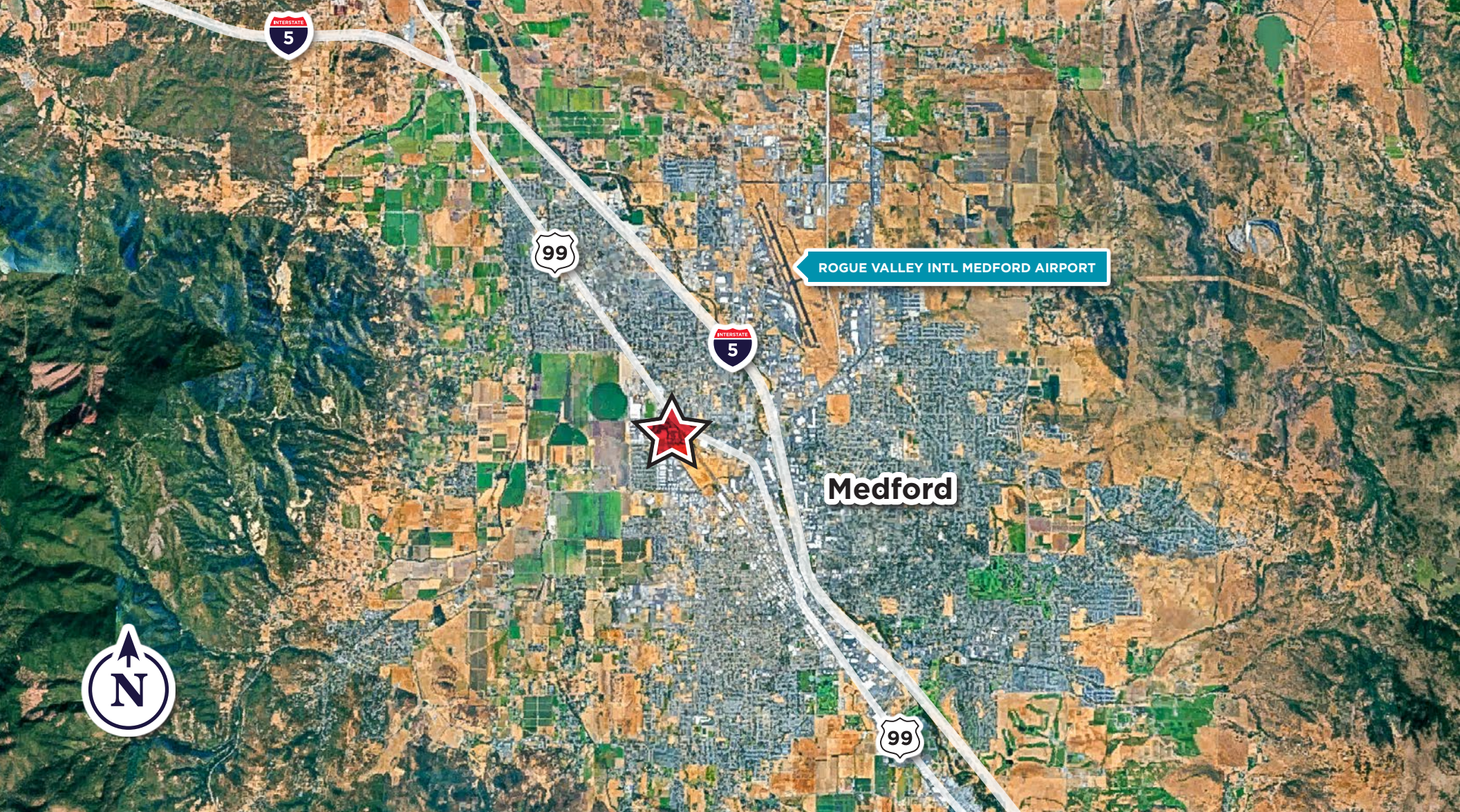
SHELL	±21,113 SF
USABLE YARD	±1.58 Acres (Paved & Fenced)
LOT SIZE	±2.99 Acres (±130,224 SF)
YEAR BUILT	1965
CLEAR HEIGHT	±20'
DOORS	2 Roll-Up (15'x14' & 15'x15')
POWER	Estimated 400 amps (to be confirmed by electrician)
HVAC	New System (~2 years old)
HEATER	Propane Oil (30 x 60)
ZONING	"IL" Light Industrial
PARCEL	Tax ID# 1-0487499
PRICING	\$4,000,000

Conveniently located 1 block off of Hwy 99 and only 2.5 miles from Interstate 5 exit 30, this property combines a very functional layout with an excellent central Medford location - perfect to serve the area's surrounding employee base.

The prime opportunity offers a ±21,113 SF building with newly built office, with an estimated ±1.58 acres of very usable paved and fenced yard space.

***Property to be sold vacant.**





AARON WATT
Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY
Executive Director
+1 503 279 1704
keegan.clay@cushwake.com



**COLDWELL BANKER
COMMERCIAL**
PROFESSIONAL
GROUP

ROB JELLESED, CCIM
Principal Broker
+1 541 601 7649
rhjellesed@gmail.com

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