



**FOR SALE:** \$5,995,000

**-or- FOR LEASE:** As low as \$0.30/SF (office) and \$0.40-\$0.80/SF (cold storage)  
- Depending on amount of cooling / freezing needs -

**SOUTHERN OREGON COLD STORAGE | 61,300 SF**

661/801 Spring Street, Klamath Falls, OR 97601

Multi-Temperature





## CONTACTS

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# PROPERTY SUMMARY



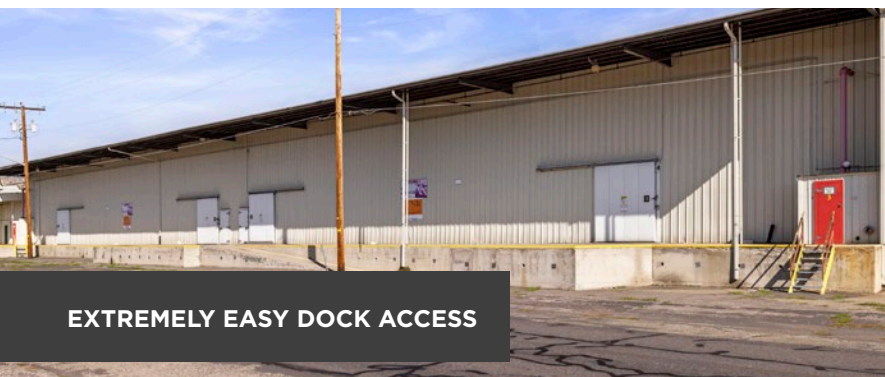


# PROPERTY SUMMARY

We present an exceptional, rare market opportunity to acquire one of the largest cold storage facilities in Southern Oregon (661 & 801 below). This expansive property consists of four separate buildings, each equipped with individual cooling systems and shared demising walls. Some of these buildings offer seamless access between them. The available square footage is distributed as follows: 7,400 SF, 13,600 SF, 15,600 SF, and an additional 15,600 SF. All of these buildings are currently adaptable for a variety of uses, including warehousing, cooling, and freezing, with the capability to function as freezer facilities.

Connected to these four buildings is a range of additional facilities including a 1,100 SF ice/processing room, a 5,000 SF office space, and a 3,000 SF engine room. Some short-term tenants may be willing to stay on, or buildings could be completely vacant.

Additionally, there is the option to explore a neighboring dry warehouse (615 below), comprising three buildings with a total area of 42,400 SF, which can be considered as part of a comprehensive package (information available separately).





# PROPERTY HIGHLIGHTS



ICE OR PROCESSING ROOM

# PROPERTY HIGHLIGHTS

## HIGHLIGHT EXAMPLES:

### FLEXIBLE SPACE ALLOCATION

- Four separately cooled buildings provide flexibility to have multiple tenants, and/or different levels of cooling/freezing
- Potential for existing tenants to stay, or acquire property vacant



### RARE COLD STORAGE OPPORTUNITY

- Cold Storage in Southern Oregon is rarely available for sale



### EASY TRANSPORTATION ACCESS

- Close to Highway 97 to access Central Oregon, Northern California, and the I-5 corridor



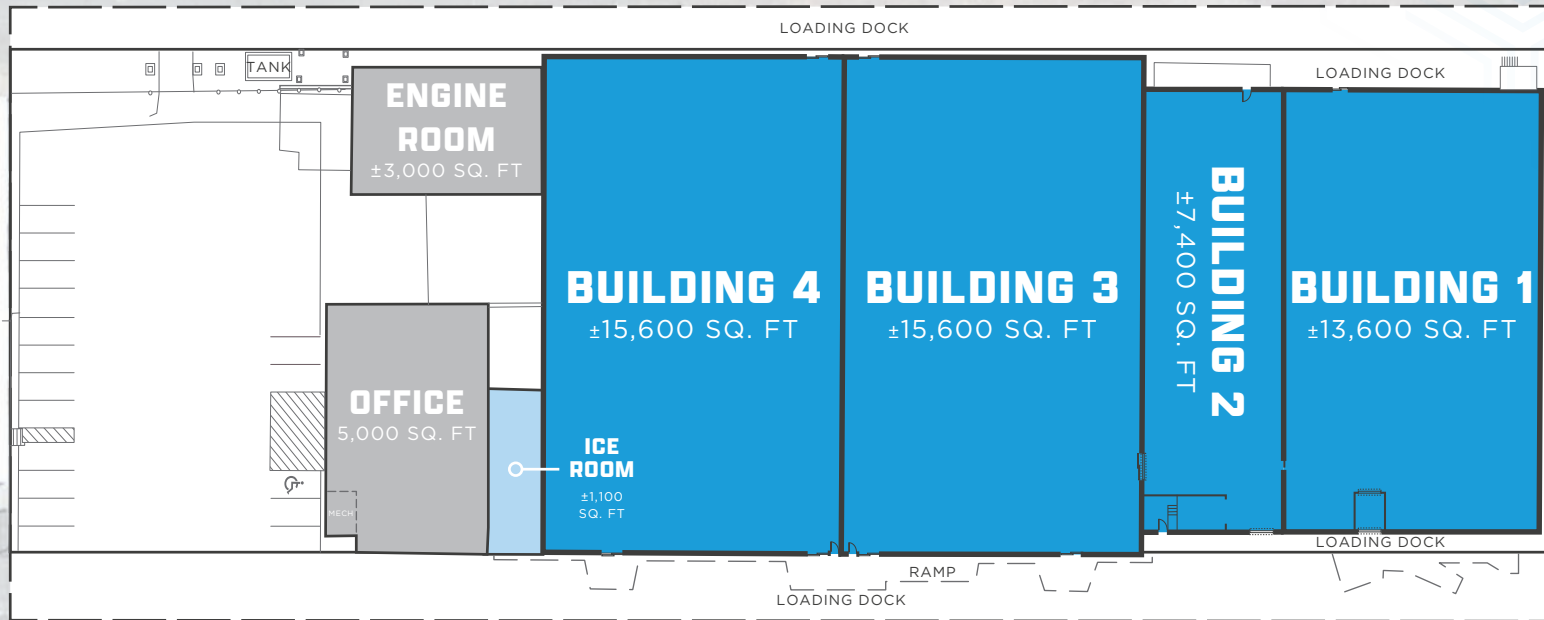


# PROPERTY OVERVIEW





## RAILROAD MAINTENANCE RD



## S SPRING ST

### PROPERTY SUMMARY

<b>Address</b>	661/801 Spring St., Klamath Falls, OR 97601
<b>Submarket</b>	Southern Oregon
<b>Block/Lot</b>	Block 19, Lots 8 -12, Tax Map #3809-003BC-00500
<b>Zoning</b>	Industrial
<b>Year Built/Renovated</b>	Unknown
<b>Sq. Ft</b>	61,300 (52,200 is cold storage)

- ±61,300 SF Total Space (52,200 SF Freezer/Cooler)
- ±5,000 SF Office
- 3 Roll Up Doors (2- 9' x 9', 1- 9' x 8')
- 8 Sliding Doors
- 4 Docks with levelers
- 124' - 132' building depth
- 20 - 22" Clear Height
- 400 amp 240 volt 3-phase Electrical Service in each of the four Freezer/Cooler rooms (1,600 amp total)
- Easy Access to Highway 99



# LOCATION/MARKET OVERVIEW



ENGINE ROOM



# AERIAL 1



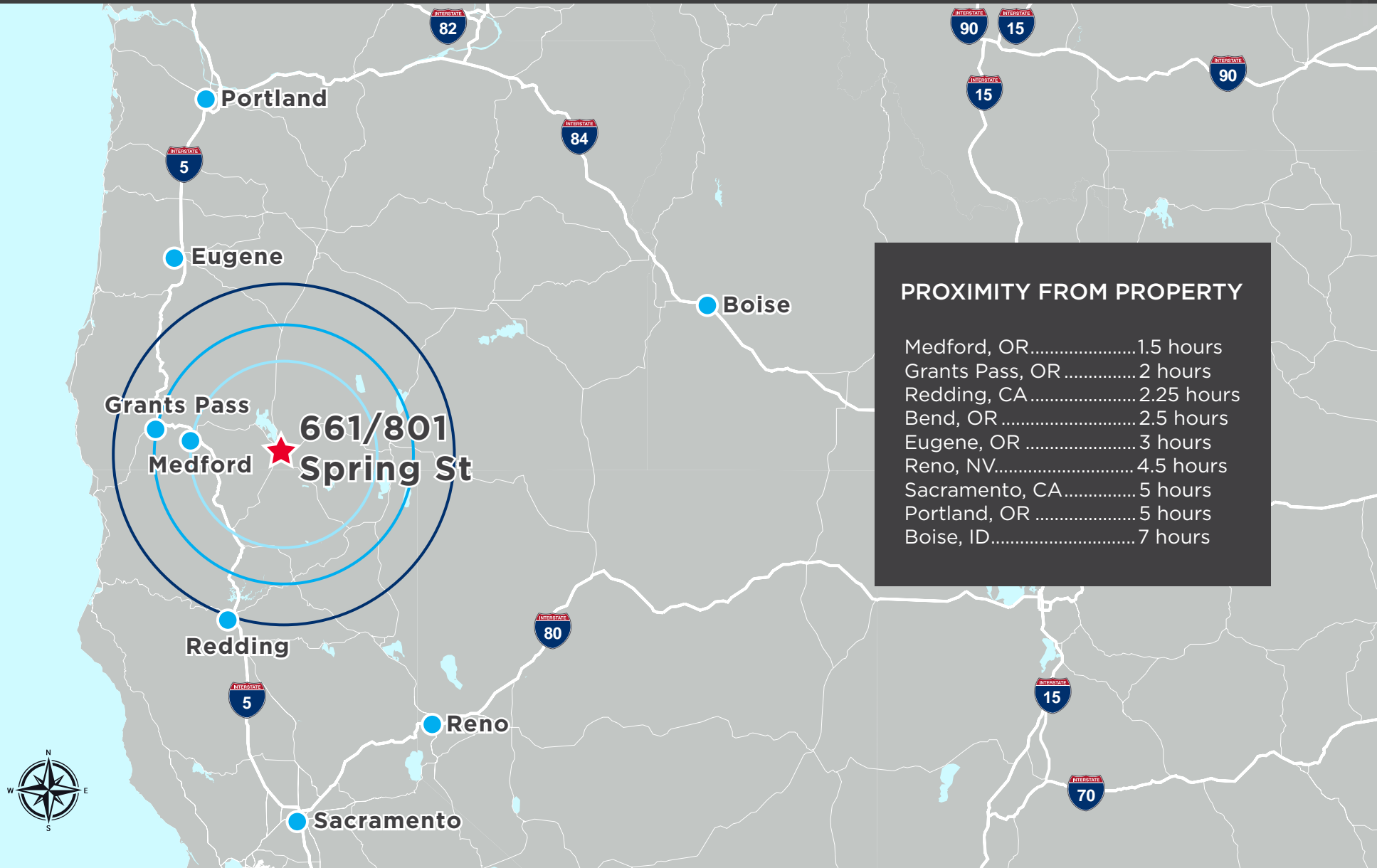


# AERIAL 2





# DRIVE TIMES







# LOCATED IN AN OPPORTUNITY ZONE

In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive. Governor Brown's nomination resulted in 86 qualified opportunity zones in Oregon.

SOURCE: [https://www.oregon.gov/biz/programs/opportunity\\_zones/pages/default.aspx](https://www.oregon.gov/biz/programs/opportunity_zones/pages/default.aspx)

## BUSINESS FRIENDLY ENVIRONMENT

KLAMATH - IT'S JUST BETTER HERE.

There are counties more famous than Klamath, sure, but no western region is more competitive for growing your business. Executives are surprised to find Klamath County the best choice for lower costs, greater incentives, a notable business community, and a well-educated workforce.

There's still time to beat the rush. Take a closer look. All you need to do is Choose Klamath.

SOURCE: <https://www.chooseklamath.com/>



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