

## OFFERING SUMMARY

<b>Building SqFt</b>	12,000 SqFt
<b>Year Built</b>	2024
<b>Lot Size (SF)</b>	130,244.00 SqFt
<b>Parcel ID</b>	1-0194202
<b>Zoning Type</b>	INDUSTRIAL
<b>County</b>	Jackson
<b>Frontage</b>	300.00 Ft
<b>Coordinates</b>	42.395406,-122.884387
<b>Traffic Count</b>	18,700.00

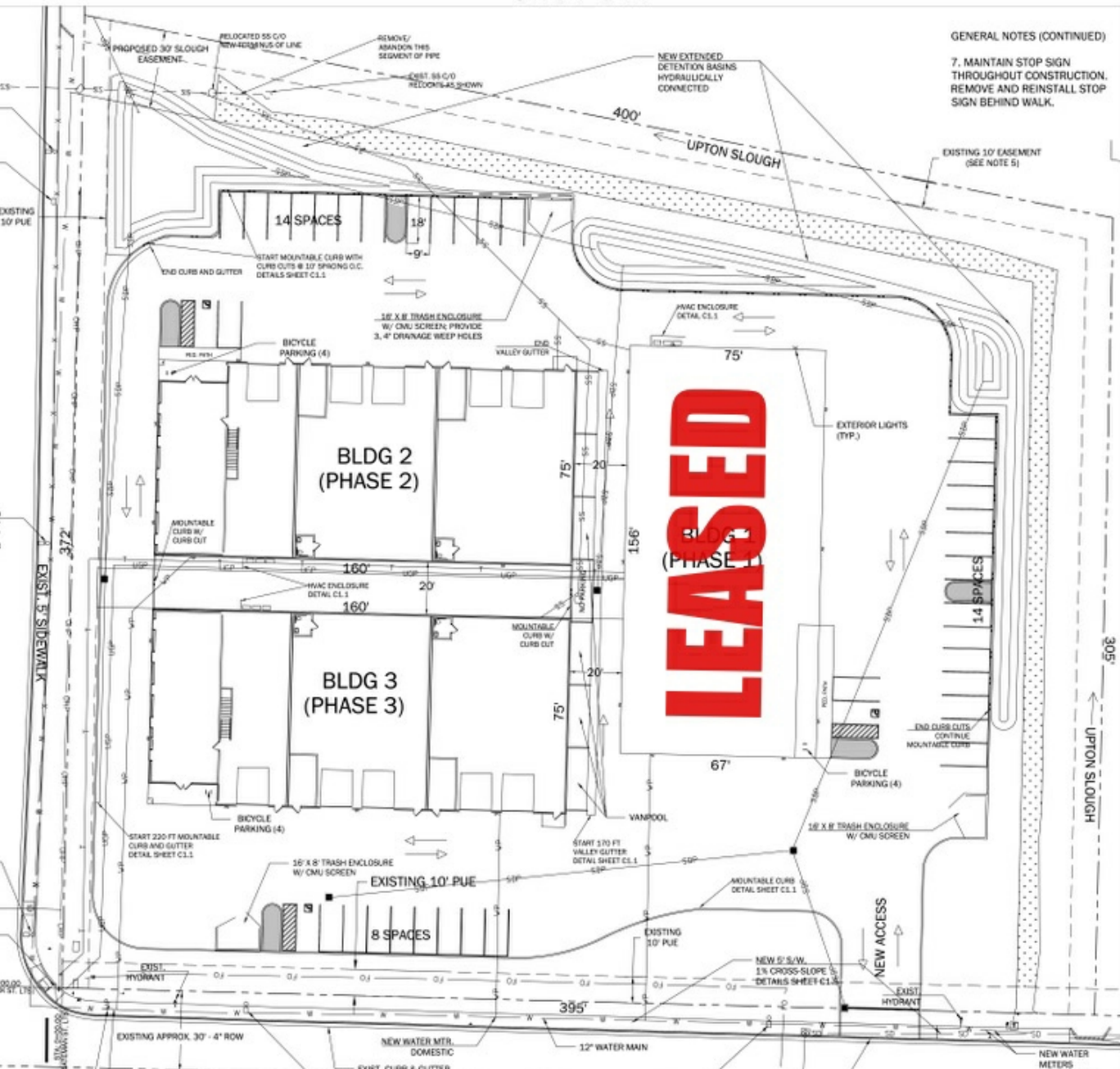
## PROPERTY OVERVIEW

Industrial building for Lease. 24,000 sq.ft. property situated on a 2.99 AC lot located in Central Point. 36 Parking spots for visitors, employees, and fleet vehicles 10 quick-access loading bays. Zoned light industrial for warehouse, office, and low intensity industrial uses like distribution, storage or light manufacturing. Perfect for businesses looking for a brand new low maintenance facility!

## PROPERTY HIGHLIGHTS

- The property consists of 3 buildings totaling 36,000 sq.ft. of leasable space on 2.99 acres of I-L zoned land featuring brand 3 new buildings, 18,000 ADT with Table Rock Rd frontage in an Opportunity Zone.

**SITE PLAN**



**GENERAL NOTES (CONTINUED)**  
 7. MAINTAIN STOP SIGN THROUGHOUT CONSTRUCTION, REMOVE AND REINSTALL STOP SIGN BEHIND WALK.

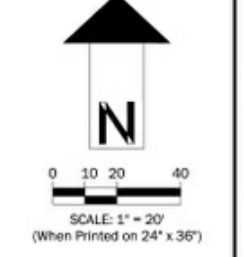
- PROPERTY LINE
  - - - PUE
  - - - X - - - EXISTING FENCE
  - - - U - - - EXISTING WATER
  - - - WP - - - PROPOSED WATER
  - - - SS - - - EXISTING STORM
  - - - SS - - - PROPOSED STORM
  - - - SS - - - EXISTING SANITARY
  - - - SS - - - PROPOSED SANITARY
  - - - FD - - - EXISTING FIBER
  - - - T - - - PROPOSED TELECOM
  - - - [Symbol] - - - PROPOSED MECH.
  - - - [Symbol] - - - TRAFFIC CIRCULATION
  - - - [Symbol] - - - EXTERIOR LIGHT
- 
- [Symbol] - - - MODELED 100-YR FLOOD INUNDATION
  - [Symbol] - - - ODFW RIPARIAN PLANTING AREA
  - [Symbol] - - - EXISTING HYDRANT
  - [Symbol] - - - EXISTING VALVE
  - [Symbol] - - - EXISTING METER

NO.	REVISION

DESIGNED BY: [Symbol] S.P.  
 CHECKED BY: [Symbol] S.P.  
 PREPARED BY: [Symbol] S.P.  
 APPROVED BY: [Symbol] S.P.

**38 REGULAR SPACES**  
**3 ADA VAN ACCESSIBLE**  
**4 CAR/VANPOOL SPACES**  
**45 TOTAL SPACES**  
**12 BICYCLE SPACES**

**BUILDINGS' HEIGHT: 24'-3"**  
**BUILDINGS' USE:**  
**OFFICE/WAREHOUSE/**  
**LIGHT MANUFACTURING**





# INDUSTRIAL PROPERTY FOR LEASE

## Stella Development

TABLE ROCK RD  
CENTRAL POINT, OR 97502



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,624	23,334	67,097
2010 Population	2,785	29,085	77,290
2023 Population	2,870	32,591	88,100
2028 Population	2,916	33,042	89,506
2023-2028 Growth Rate	0.32 %	0.28 %	0.32 %
2023 Daytime Population	3,109	41,091	99,463

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	39	881	3,186
\$15000-24999	44	791	2,750
\$25000-34999	61	862	2,802
\$35000-49999	151	1,750	4,697
\$50000-74999	149	2,313	6,299
\$75000-99999	164	2,039	5,431
\$100000-149999	237	2,348	5,358
\$150000-199999	108	810	2,001
\$200000 or greater	65	612	1,316
Median HH Income	\$ 83,116	\$ 69,276	\$ 61,419
Average HH Income	\$ 103,480	\$ 89,885	\$ 81,936

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	492	8,338	25,164
2010 Total Households	931	10,844	29,733
2023 Total Households	1,019	12,404	33,840
2028 Total Households	1,049	12,726	34,731
2023 Average Household Size	2.73	2.59	2.56
2023 Owner Occupied Housing	853	8,129	20,149
2028 Owner Occupied Housing	883	8,456	20,995
2023 Renter Occupied Housing	166	4,275	13,691
2028 Renter Occupied Housing	165	4,271	13,736
2023 Vacant Housing	9	285	1,144
2023 Total Housing	1,028	12,689	34,984



eXp Realty, LLC  
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Medford, OR 97504  
Office: 541-778-9677  
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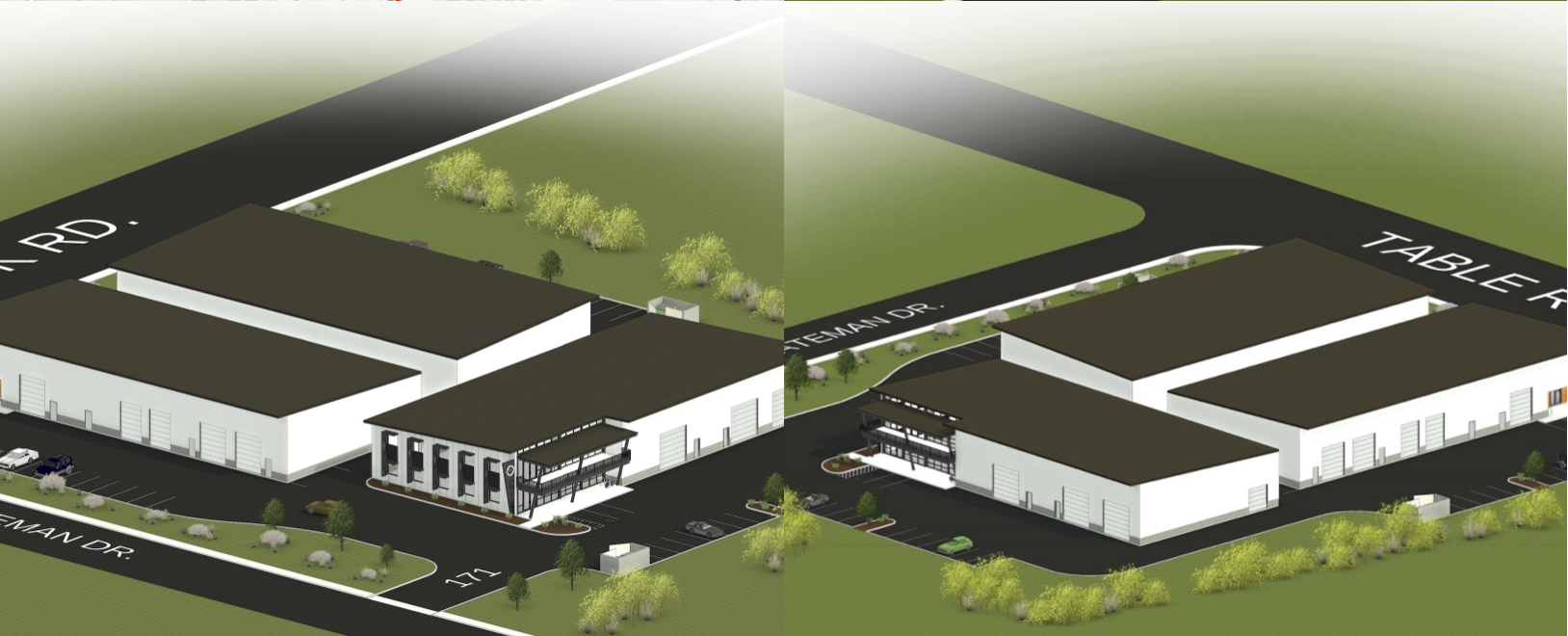
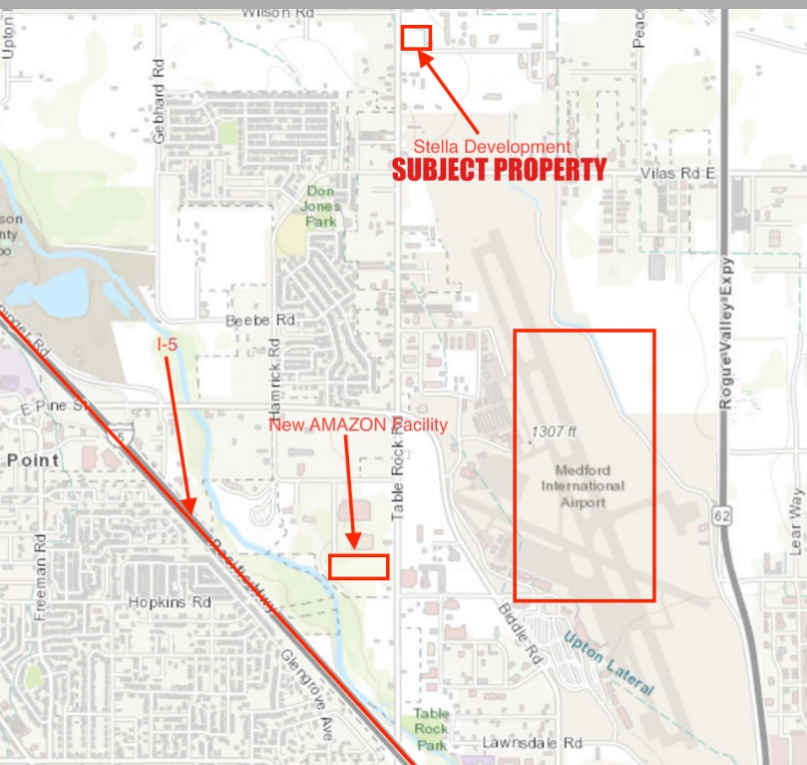
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## Stella Development

TABLE ROCK RD  
CENTRAL POINT, OR 97502

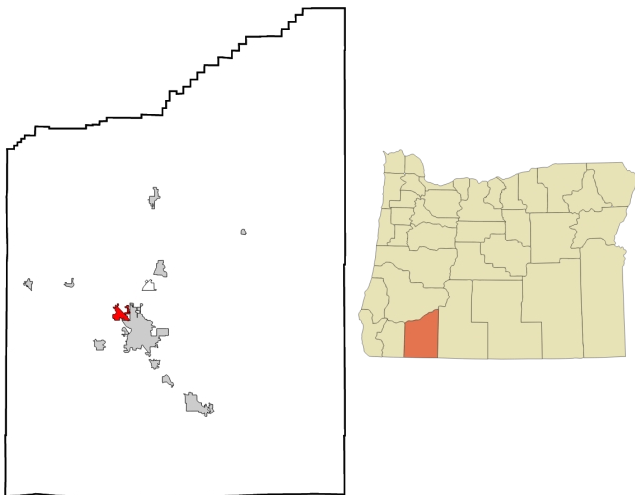


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## ABOUT CENTRAL POINT

Central Point is a city in Jackson County, Oregon. The population was 19,357 as of 2021. The city shares its southern border with Medford and is a part of the Medford metropolitan area with a population of 223,259



### CITY OF CENTRAL POINT

County	Jackson
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### AREA

City	3.9 sq mi
Land	3.9 sq mi
Elevation	1272 ft

### POPULATION

Population	19,3257
Density	4830.2 / sq mi