

Industrial Land Opportunity

4676 Industry Drive
Medford OR 97502



Industrial Land Opportunity

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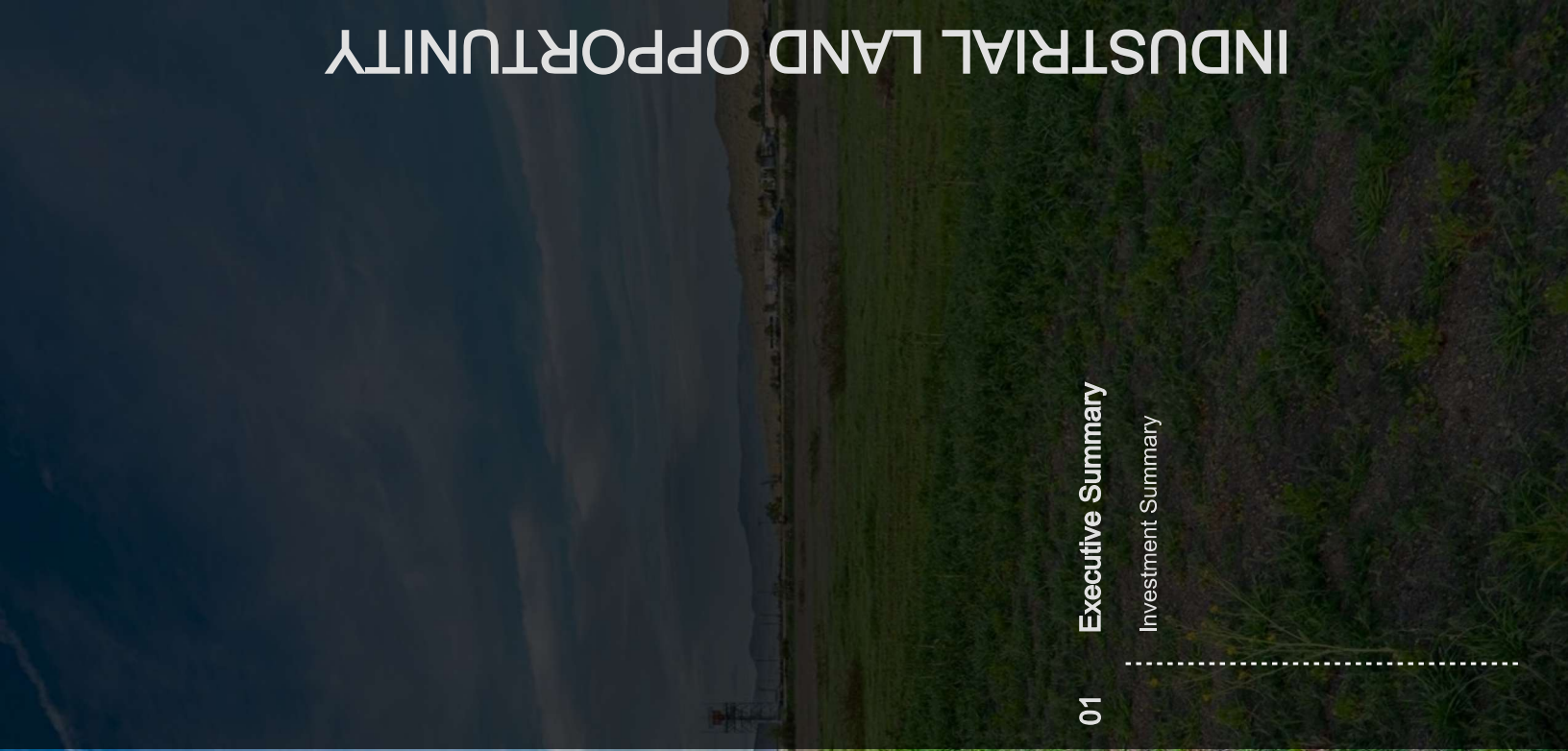
Exclusively Presented By:

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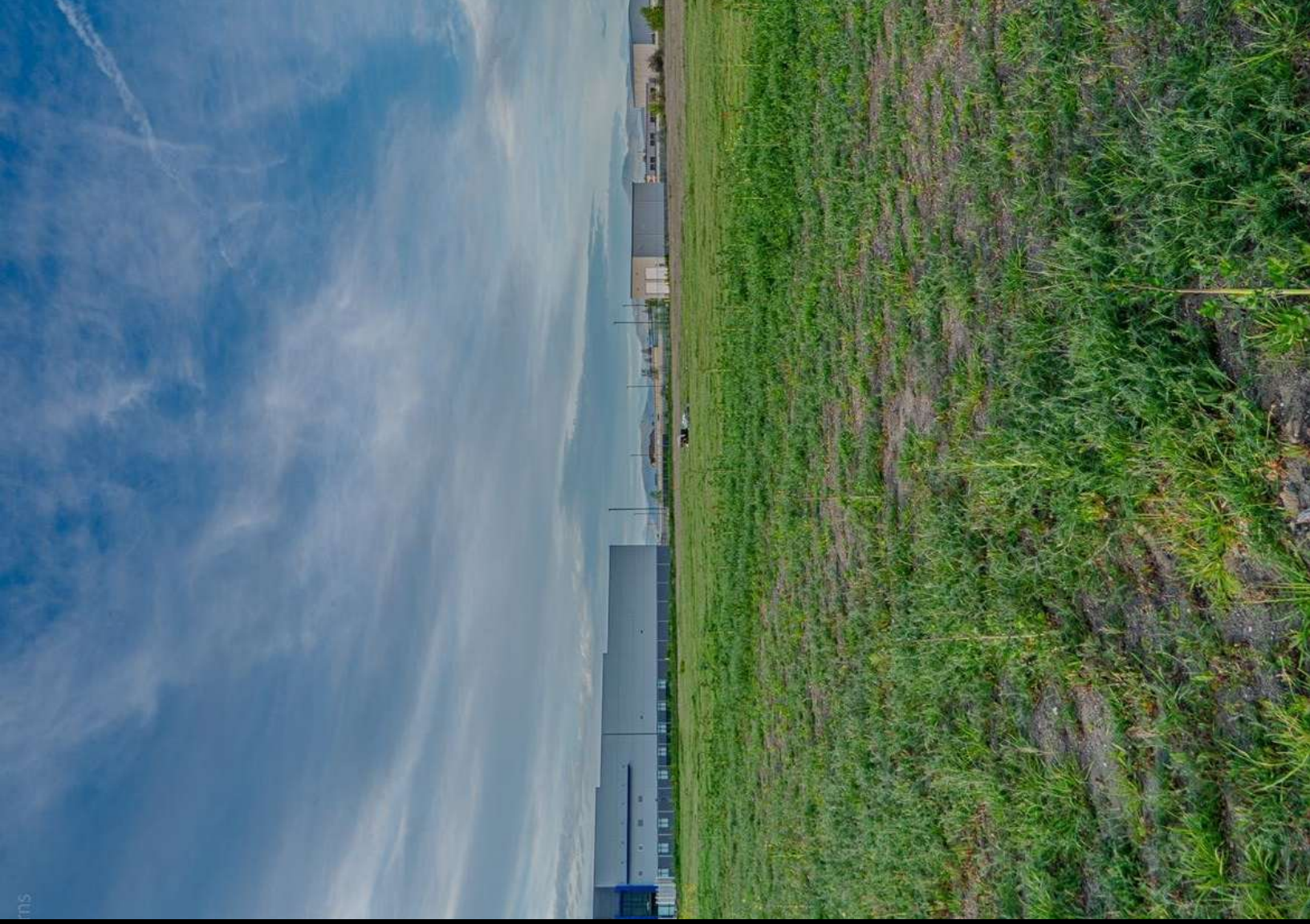
We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your iax and legal advisors should conduct your own investigation of the property and transaction.



INDUSTRIAL LAND OPPORTUNITY

01 Executive Summary

Investment Summary

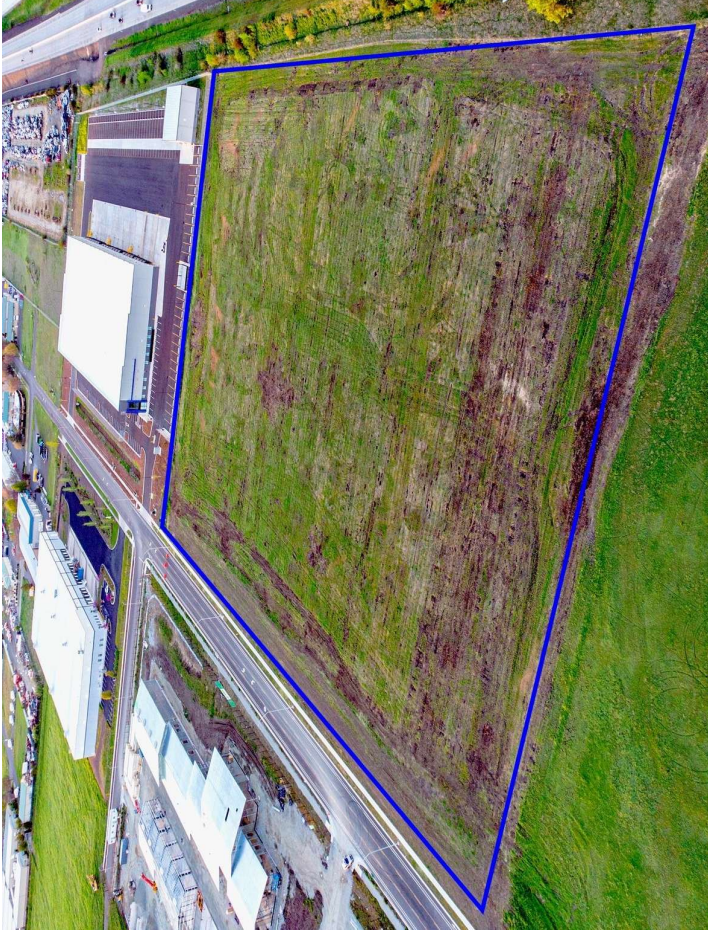


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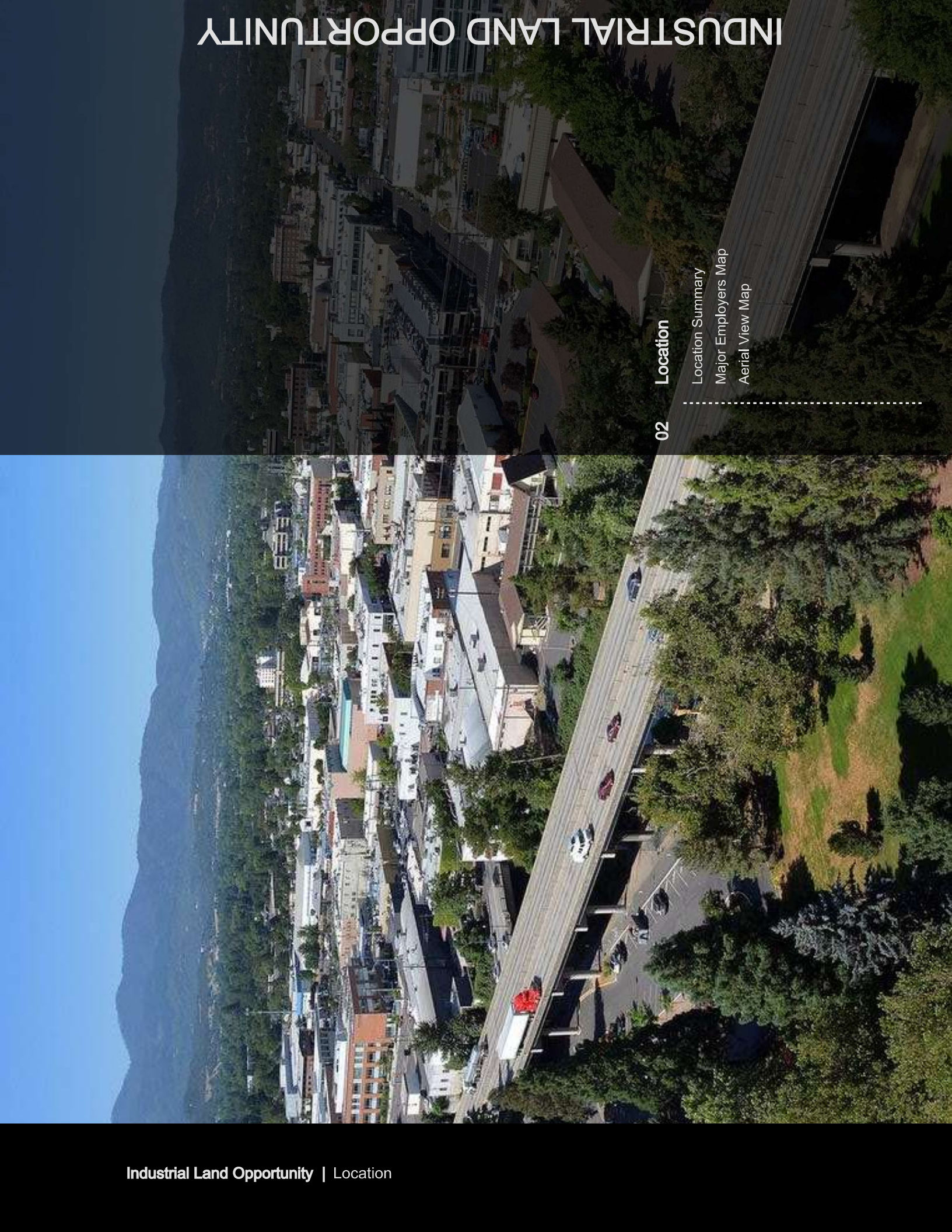
OFFERING SUMMARY

ADDRESS	4676 Industry Drive Medford OR 97502
COUNTY	Jackson
PRICE	\$4,535,000
PRICE PSF	\$11.75
LAND SF	385,942 SF
LAND ACRES	8.86
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	General Industrial
APN	11015469

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	457	44,653	107,584
2026 Median HH Income	\$87,352	\$77,422	\$73,484
2026 Average HH Income	\$102,153	\$93,223	\$94,347



- ❖ Rare opportunity to acquire ±8.86 acres of level shovel-ready, General Industrial zoned land in Medford's premier industrial corridor. Positioned directly along the Rogue Valley Expressway with strong frontage and visibility, this site offers exceptional access for logistics, distribution, manufacturing and other operations especially with its efficient ingress/egress attributes and expansive uses permitted with the general industrial zoning. Located adjacent to recent developments, including a new 84,000 square foot Pepsi warehouse and the Medford Water Commission, this location has attracted significant industrial investment and development activity in a rapidly growing market that is located in a logistically strategic area of the state and west coast. This opportunity is ideally suited for an investor or owner user to establish or expand operations in Southern Oregon's primary industrial hub, with excellent connectivity to I-5 and other major regional transportation routes.



INDUSTRIAL LAND OPPORTUNITY

02 Location

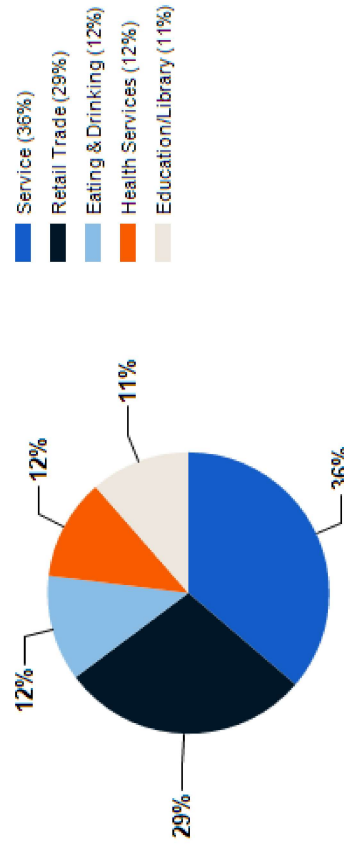
Location Summary

Major Employers Map

Aerial View Map

❖ Medford serves as the economic and logistical center of Southern Oregon, positioned along the I-5 corridor connecting the Pacific Northwest to California. The region supports a diverse industrial base with a stable workforce and continued economic growth. The subject property is located within Medford's primary industrial corridor, adjacent to the Rogue Valley Expressway, offering strong visibility and efficient regional connectivity. While freeway interchanges are a short distance away, the surrounding road network supports functional access for distribution, contractor, and fleet-based operations. The area has seen significant recent industrial investment, including an approximately 84,000 square foot Pepsi distribution facility and the Medford Water Commission, reinforcing the corridor as a proven location for large-scale users. With limited availability of large General Industrial parcels, this site represents a rare opportunity in an established and expanding industrial hub.

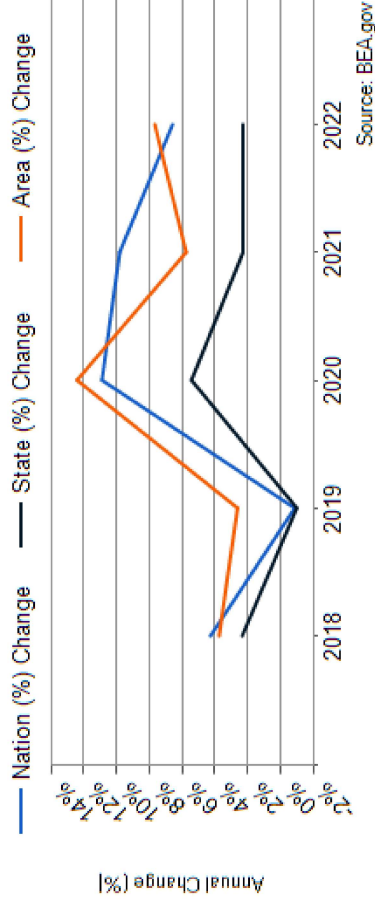
Major Industries by Employee Count

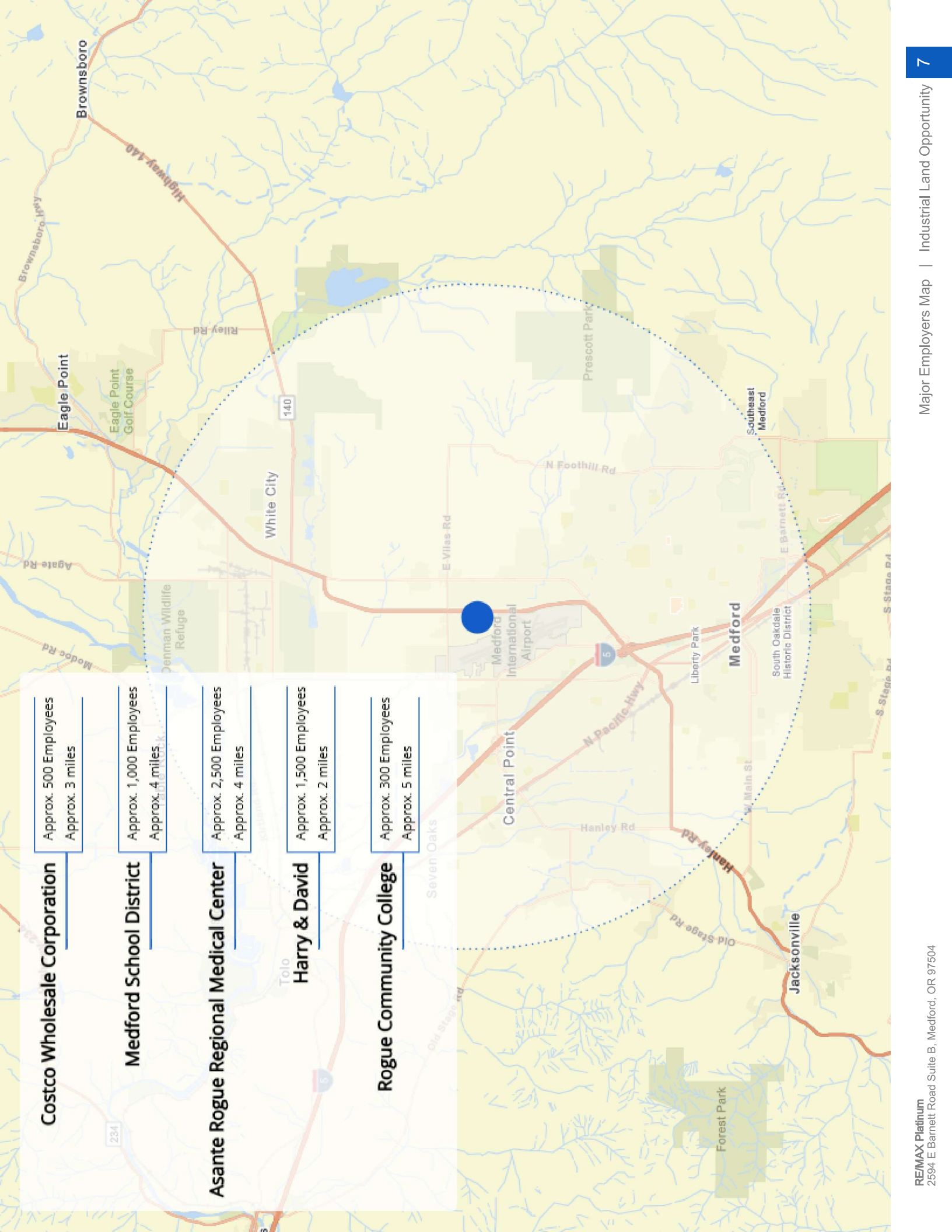


Largest Employers

Asante	4,080
Lithia Motors, Inc.	3,000
Harry & David	2,000
Rogue Valley Medical Center	1,638
Alleghiant Air	1,500
Providence Health Systems of Southern Oregon	1,300
Medford School District 549C	1,157
Jackson County	1,027

Jackson County GDP Trend





Costco Wholesale Corporation

Approx. 500 Employees
Approx. 3 miles

Medford School District

Approx. 1,000 Employees
Approx. 4 miles

Asante Rogue Regional Medical Center

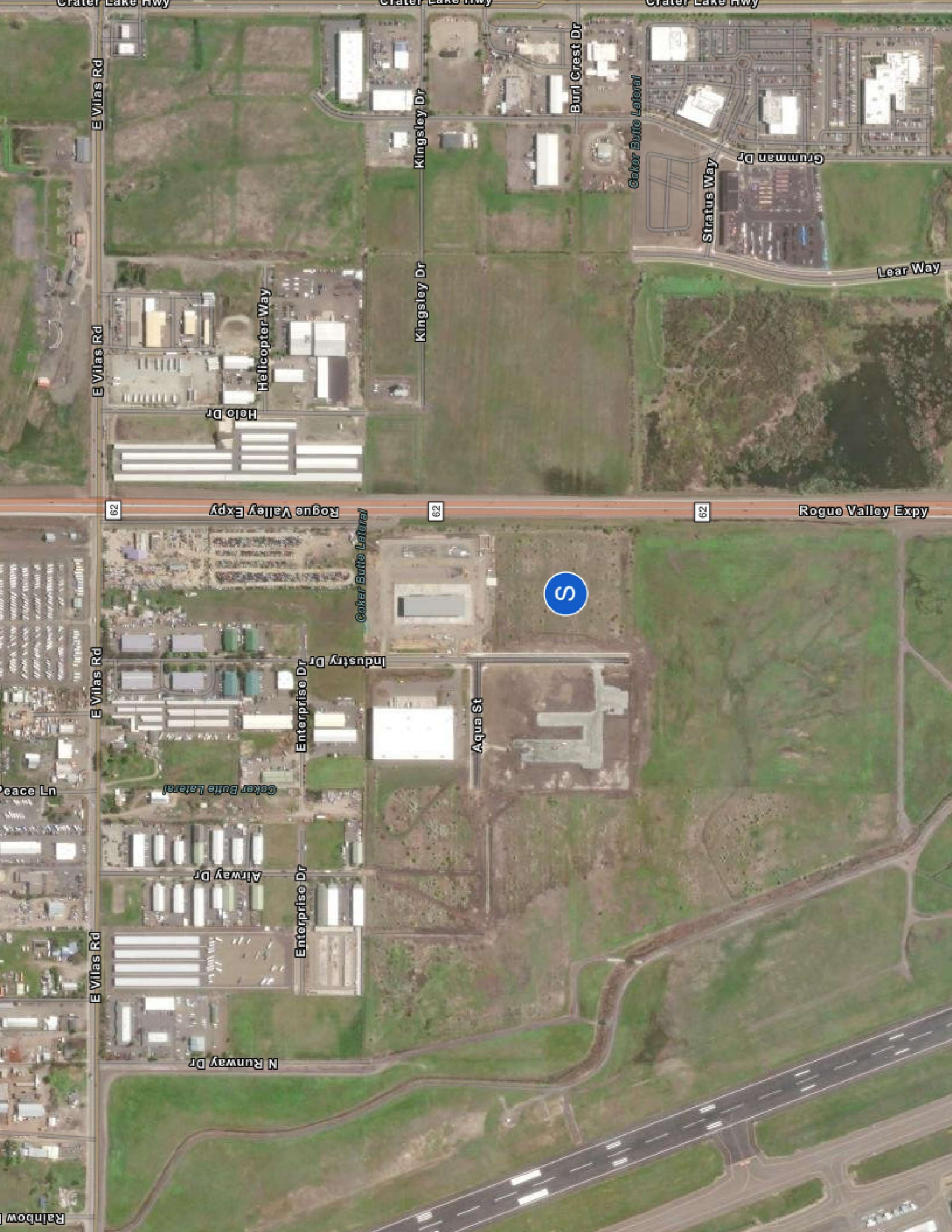
Approx. 2,500 Employees
Approx. 4 miles

Harry & David

Approx. 1,500 Employees
Approx. 2 miles

Rogue Community College

Approx. 300 Employees
Approx. 5 miles



E Vilas Rd

Kingsley Dr

Burl Crest Dr

Coker Butte Lateral

Stratus Way

Grumman Dr

Lear Way

E Vilas Rd

Helicopter Way

Hold Dr

Kingsley Dr

62

Rogue Valley Expy

62

62

Rogue Valley Expy

S

Coker Butte Lateral

E Vilas Rd

Enterprise Dr

Industry Dr

Aqua St

Coker Butte Lateral

Peace Ln

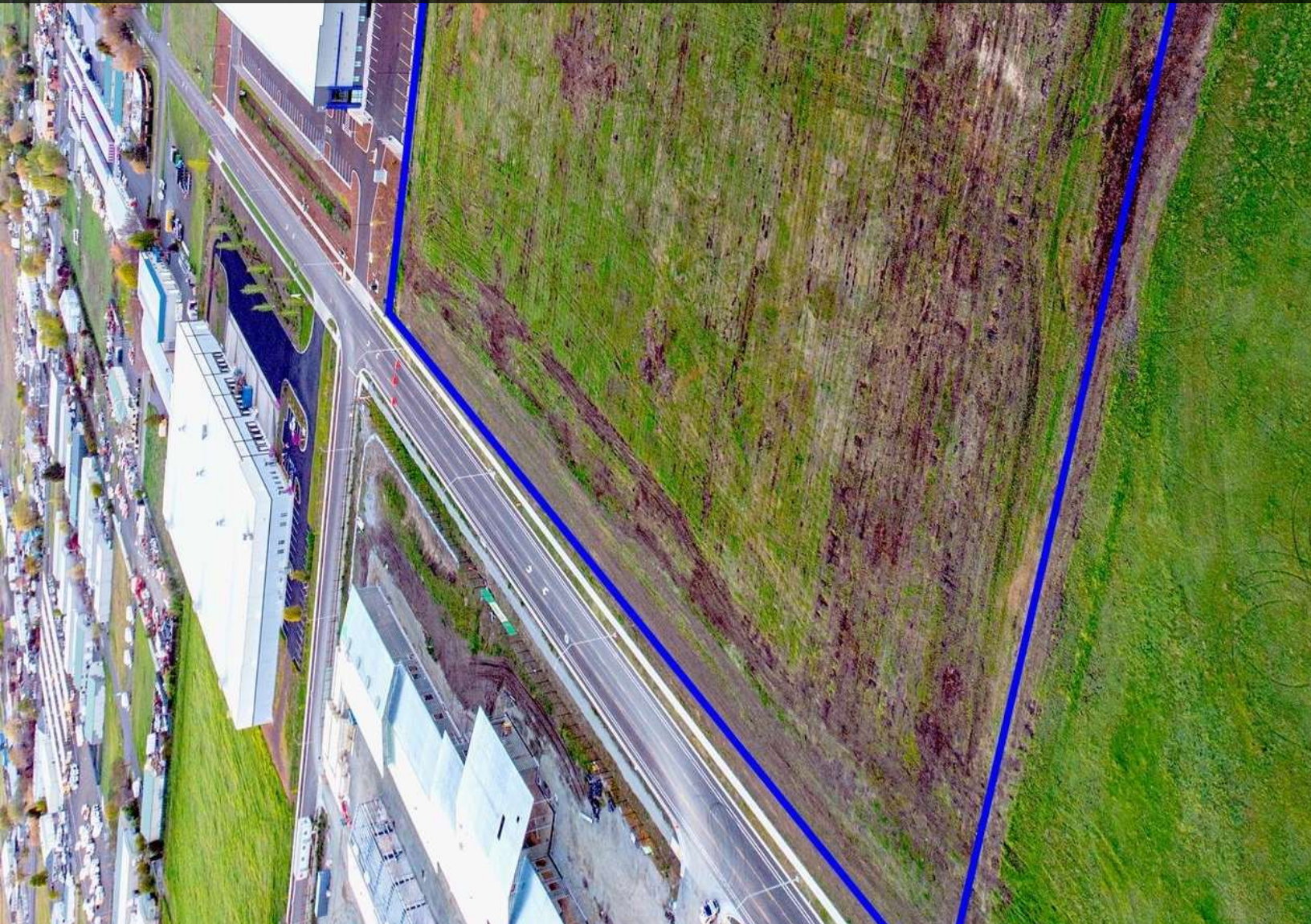
Alway Dr

Enterprise Dr

E Vilas Rd

N Runway Dr

Rainbow Ln



03 Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND SF	385,942
LAND ACRES	8.86
ZONING TYPE	General Industrial
TOPOGRAPHY	Level

NEIGHBORING PROPERTIES

NORTH	Pepsi Distribution
WEST	Medford Water Commission

UTILITIES

WATER	At the Property
ELECTRICITY / POWER	At the Property
GAS / PROPANE	At the Property

*** APPROVALS ***

File No. LDS-23-167
I certify that, pursuant to authority granted in MLDG 10.297, this plat is hereby approved.

Matt Brinkley, Planning Director
Date: FEBRUARY 21, 2024

EXAMINED AND APPROVED as required by ORS 92.100 as of 27 FEBRUARY, 20 24.

Jon Proud, City Surveyor
Date: FEBRUARY, 20 24

EXAMINED AND APPROVED this 27 day of FEBRUARY, 20 24.

Alex Georgievich, City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of March 7, 20 24.

Chad Hollister
City Assessor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of MARCH 7, 20 24.

M. W. WARD, County Auditor

*** DECLARATION ***

Know all men by these presents that WILLIAM BAGLEY, AS TO AN UNDIVIDED 25% INTEREST; JOHN E. FERRELL, AS TO AN UNDIVIDED 25% INTEREST; REGINALD P. BREEZE AND ANNETTE C. BREEZE, AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTES HEREIN: "AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP"; AS TO AN UNDIVIDED 25% INTEREST; C. DAVID FREEL, AS TO AN UNDIVIDED 12.5% INTEREST; ROBERT G. HUNTER, AS TO AN UNDIVIDED 10% INTEREST; AND GRETCHEN OUSTERHOUT (FKA, GRETCHEN HUNTER), AS TO AN UNDIVIDED 2.5% INTEREST; ALL AS TENANTS IN COMMON are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the lands into the Lots and Street shown on Sheet 2, and does hereby (1) dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Storm Draining Easement (SDE2 & SDE3), Public Utility Easements (PUE) and Temporary Storm Drainage Access Easement (TSDAE), said TSDAE shall automatically terminate when permanent access is created; and (2) does hereby grant to the City of Medford the 1' Street Plug which shall automatically be dedicated and (3) does hereby grant to accept by the City of Medford of the extension of the affected street; and does hereby (3) designate said Subdivision as INDUSTRY DRIVE SUBDIVISION.

SEE AFFIDAVIT RECORDED AS DOC. # 232A-004527, ORLCO

INDUSTRY DRIVE SUBDIVISION

In the W. 1/2 of Sec. 6, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File No. LDS-23-167)

SURVEY FOR:
REGGIE BREEZE, ET AL
100 EAST MAIN ST., SUITE A
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
ljfrian@associates@charter.net

DATE:
FEBRUARY 23, 2024

*** RECORDER'S CERTIFICATE ***
Filed for record this 7 day of March, 20 24, at 2:07 o'clock P.M., and recorded in Volume 510 of Plats at Page 03 of the records of Jackson County, Oregon and recorded as Document No. 2024-4530 Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk
g/pea Hall Deputy

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcel 3, per Partition Plat No. P-16-2016, according to the official plat thereof, now of record, in Volume 27, Page 16 of Record of Partitions Plats of Jackson County, Oregon, and filed on Survey No. 4196, with the Office of Jackson County Surveyors, Medford, Oregon, and the North line of said Parcel 3, with the North line of Parcel 2, (record North 88°48'07" West, 669.63 feet) to the Southeast corner of Parcel 1, per said Partition Plat; thence along the Southern prolongation of the East line of said Parcel 1, South 01°35'53" West (record South 07°03'48" East), 155.86 feet; thence South 88°24'07" East, 74.00 feet; thence parallel to the South line of said Parcel 2, South 88°10'47" East (record South 88°48'07" East), 596.97 feet to the East line of Parcel 3 of said Partition Plat; thence along said East line the following two courses: North 01°46'18" East (record North 07°09'36" East), 123.07 feet; thence North 01°25'11" West, 32.55 feet (record North 03°02'41" West, 32.52 feet) to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
g/pea
OREGON SURVEYOR JAMES E. HIBBS #2234
RENEWAL DATE 6-30-25

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument certain corners of the Lots, Tract and Street right of way created by INDUSTRY DRIVE SUBDIVISION, being a Subdivision of that tract set forth in Doc. 2022-030689, ORLCO. See City of Medford File No. LDS-23-167.

PROCEDURE: The exterior of the subject tract was surveyed by this office during FS23743. Computed the position of the interior lot, tract & street right of way corners and set monuments at the positions shown hereon using Trimble R10 G.P.S. receivers. The remaining monuments are being deferred until construction of street improvements has been completed.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 20 24.

g/pea SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. ORLCO, THIS _____ DAY OF _____, 20 _____.

APPROVED: _____ CITY OF MEDFORD SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
g/pea
JAMES E. HIBBS, PL52234

APPROVED FOR RECORDING.
g/pea St. Des. County Surveyor
COUNTY COMMISSIONER/ADMINISTRATOR
DATE: 2/23/24

FILED
Date: 3/12/24 By: SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

INDUSTRY DRIVE SUBDIVISION

In the W 1/2 of Sec. 6, T.37S, R.1W., W.M. & in the City of Medford Jackson County, Oregon (File No. LDS-23-167)

SURVEY FOR:

REGGIE BREEZE, ET. AL.
100 EAST MAIN ST., SUITE A
MEDFORD, OR 97501

DATE:

FEBRUARY 23, 2024

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
ljfriarandassociates@charter.net

LEGEND:

- = FD, 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS21966.
- = FD, MONUMENT AS DESCRIBED.
- ▲ = FD, 4" BRASS CAP MKD. ODOT CONTROL STATION CAPPHELLO 1998-2018 PER FS22813.
- ◆ = FD, 3" BRASS CAP MKD. OREGON STATE HIGHWAY DIV 10838005 2000 PER FS19957.
- ✱ = FD, 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS23743.
- ✱ = FD, 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. IN CONCRETE PER FS23743.
- ✱ = FD, BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- = SET 5/8" X 30" IRON PIN & ALUM. CAP MKD L.J. FRIAR & ASSOC. (DEFERRED)

JACKSON COUNTY DEED RECORDS:
 JODR 0000
 C100
 SET COURSE DATA FOR JACKSON COUNTY, OREGON.
 RECORD DATA PER PFF# P-16-2016.
 PUBLIC UTILITY EASEMENT PER PFF# P-16-2016.
 FENCE LINE
 ADJUSTED PROPERTY LINE
 ADJUSTED TAX LOT #
 PARTITION PLAT NO.
 STORM DRAINAGE EASEMENT PER PFF# P-16-2016 & Doc. 2016-014189, OR.LCO.
 STORM DRAINAGE EASEMENT PER THIS PLAT.
 STORM DRAINAGE EASEMENT PER THIS PLAT.
 STORM DRAINAGE EASEMENT PER THIS PLAT.
 ONE FOOT STREET PLUS PER THIS PLAT.
 AIRWAY INDUSTRIAL PARK SUBDIVISION, W.M.
 AIRWAY INDUSTRIAL PARK SUBDIVISION, W.M.
 AIRWAY INDUSTRIAL PARK SUBDIVISION, W.M.
 STORM DRAINAGE EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

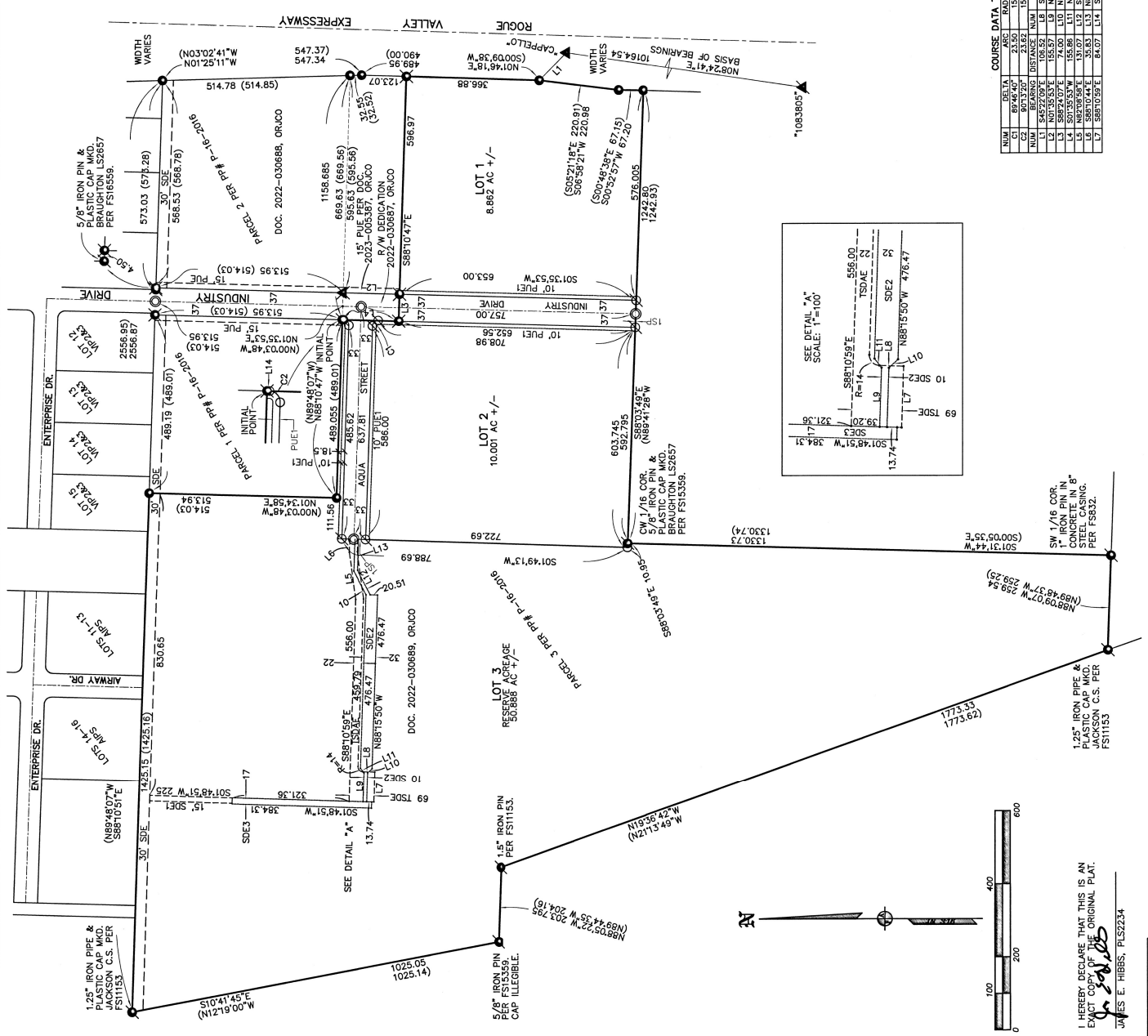
OREGON COORDINATE SYSTEM (OCS) OF 1983, SOUTH ZONE (S602), NAD83, (CORRS98) EPOCH 2002.0. THE REFERENCE LINE FOR BEARING CONTROL IS BETWEEN CONTROL PIS CAPPHELLO & 10838005 PER FS22813.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'

EASEMENTS PER FIRST AM PTL 7161-3998178 DATED 2024-02-23

- 10) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 11) THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME. THE HEREIN DESCRIBED PROPERTY HAS BEEN EXCLUDED FROM THE BOUNDARIES OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT BY UNRECORDED FORBIDDEN ENCROACHMENTS. THESE ENCROACHMENTS WERE OBSERVED BY THE SURVEYOR ON FEBRUARY 23, 2024, HOWEVER, AS SET FORTH IN THE PREVIOUS PARAGRAPHS, THE SURVEYOR HAS BEEN ADVISED BY THE BUREAU OF RECLAMATION AND THROUGH ITS BUREAU OF RECLAMATION FOR ANY OUTSTANDING CONTRACTUAL INDEMNITY OF THE DISTRICT TO THE BUREAU OF RECLAMATION AS PROVIDED IN ORS 546.620.
- 12) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 92-03978, OR.LCO. NOT ON SUBJECT PROPERTY.
- 13) DECLARATION OF COVENANT AND RELEASE OF LIABILITY PER DOC. 2016-009807, OR.LCO. BLANKET OVER SUBJECT PROPERTY.
- 14) EASEMENT STORM DRAINAGE & PUBLIC UTILITIES PER PFF#-16-2016. SHOWN.
- 15) RECIPROCAL STORM DRAIN EASEMENT PER DOC. 2016-014189, OR.LCO. SHOWN.
- 16) STORM DRAIN EASEMENT EXTENSION PER DOC. 2016-016179, OR.LCO. SHOWN.

LINE	BEARING	DISTANCE	COURSE	CHORD	
C1	S89°46'40"E	23.50	15.00	N43°17'27"W	21.75
C2	S90°33'20"E	23.62	15.00	N46°42'33"E	21.75
L1	S45°22'09"E	105.55	68.00	S01°03'00"W	103.00
L2	N07°35'53"E	155.55	148.00	S01°49'50"W	153.00
L3	S01°35'53"E	155.55	148.00	N88°11'09"W	153.00
L4	S01°35'53"E	155.55	148.00	N88°11'09"W	153.00
L5	N87°38'58"E	153.07	143.00	N43°33'37"E	151.50
L6	S89°10'42"E	35.83	35.83	N89°07'52"W	35.83
L7	S89°10'39"E	35.97	35.97	S43°24'09"E	35.93



COURSE DATA TABLE

LINE	BEARING	DISTANCE	COURSE	CHORD	
C1	S89°46'40"E	23.50	15.00	N43°17'27"W	21.75
C2	S90°33'20"E	23.62	15.00	N46°42'33"E	21.75
L1	S45°22'09"E	105.55	68.00	S01°03'00"W	103.00
L2	N07°35'53"E	155.55	148.00	S01°49'50"W	153.00
L3	S01°35'53"E	155.55	148.00	N88°11'09"W	153.00
L4	S01°35'53"E	155.55	148.00	N88°11'09"W	153.00
L5	N87°38'58"E	153.07	143.00	N43°33'37"E	151.50
L6	S89°10'42"E	35.83	35.83	N89°07'52"W	35.83
L7	S89°10'39"E	35.97	35.97	S43°24'09"E	35.93

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar

OREGON
JULY 17, 1988
JAMES E. HIBBS
2224

FILED

Date: 3/11/24 BY: SLL

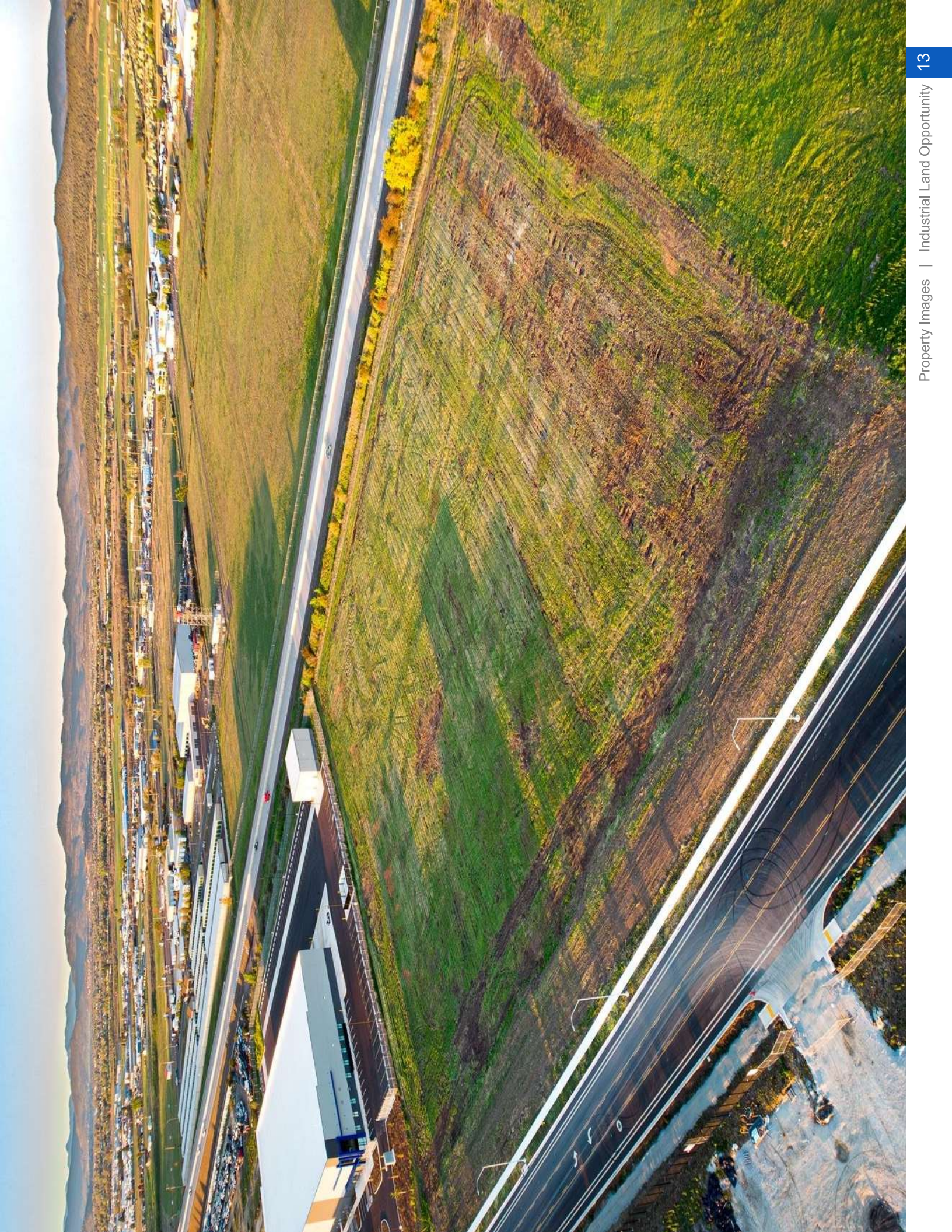
This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative

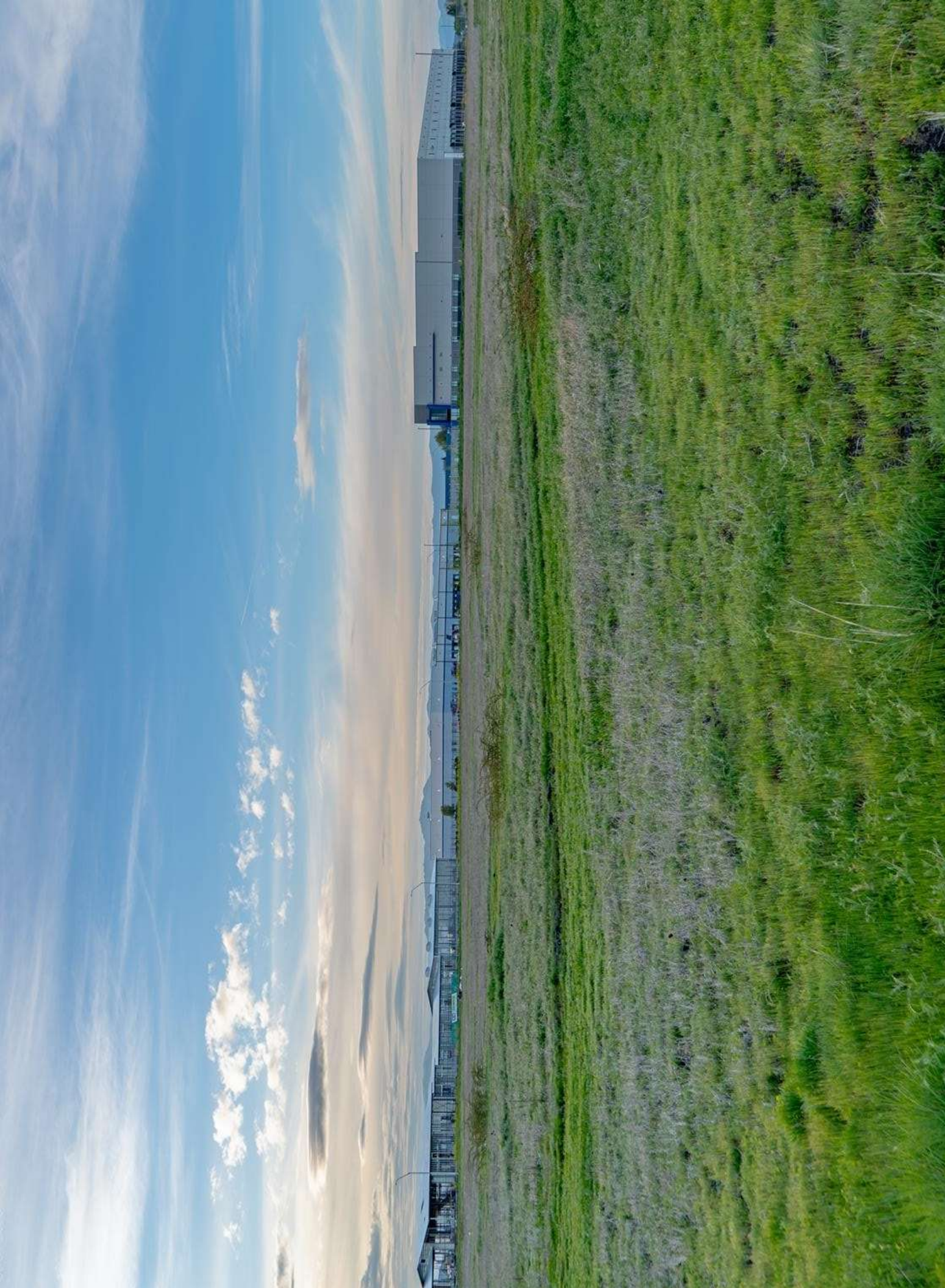
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

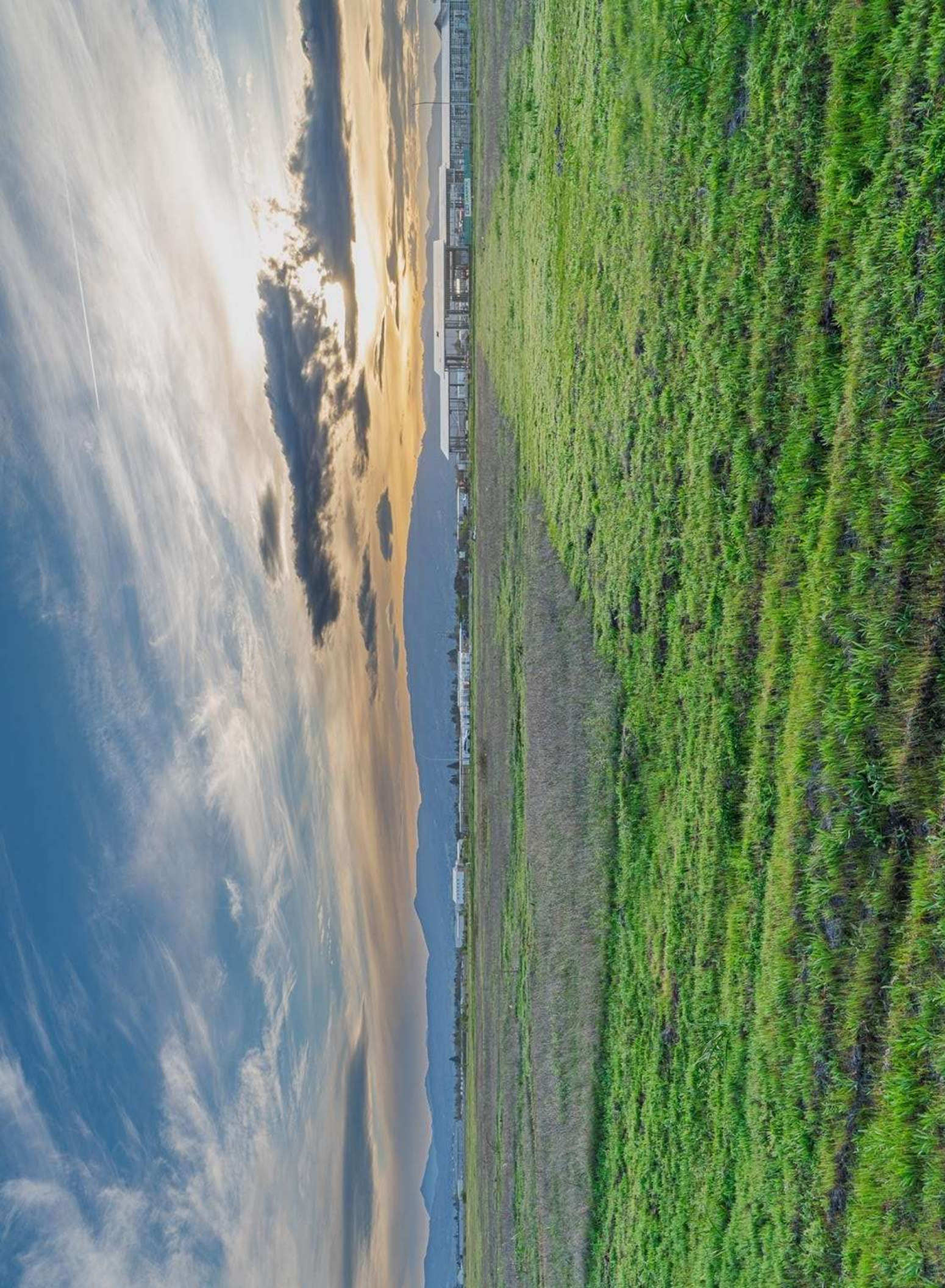
J. Friar

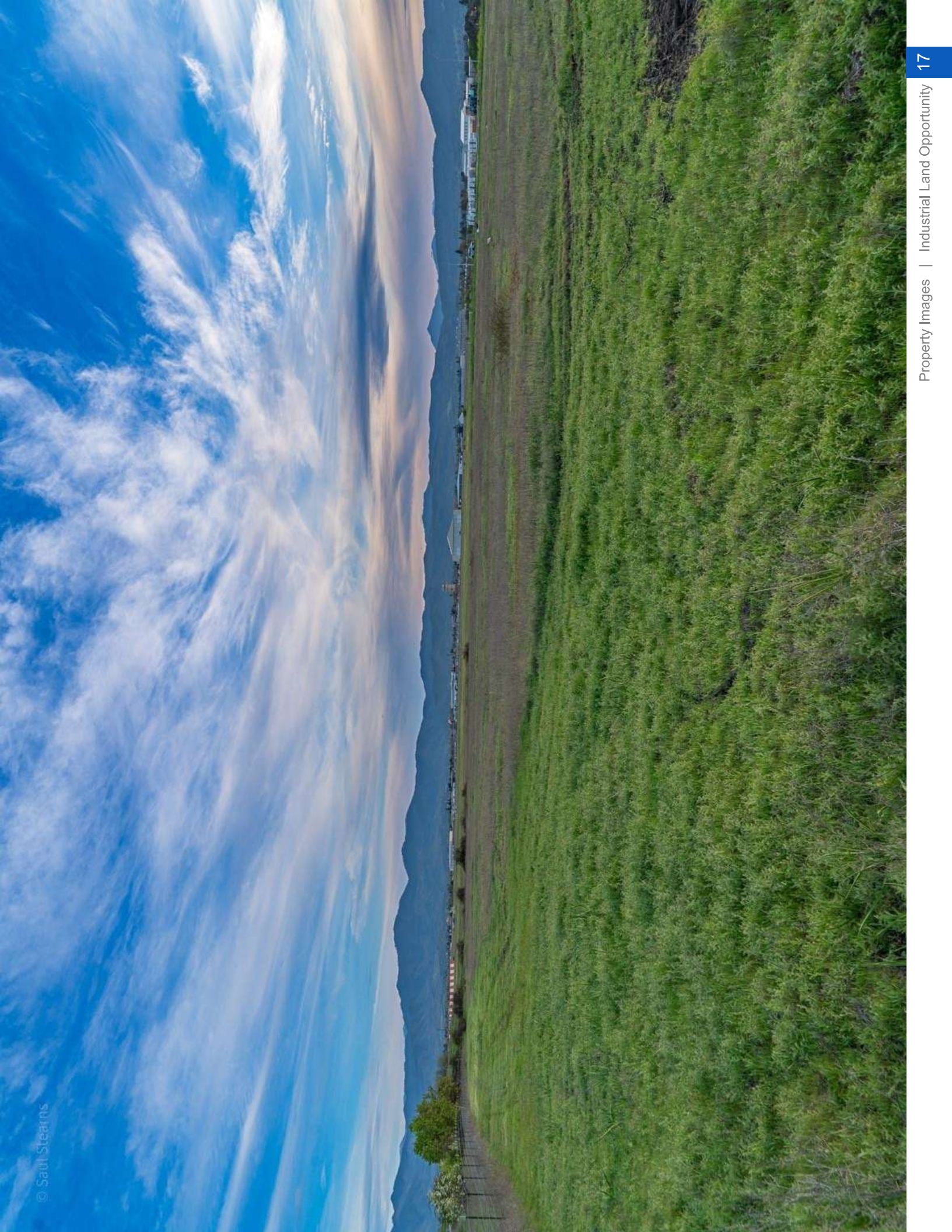
JAMES E. HIBBS, PLS2234













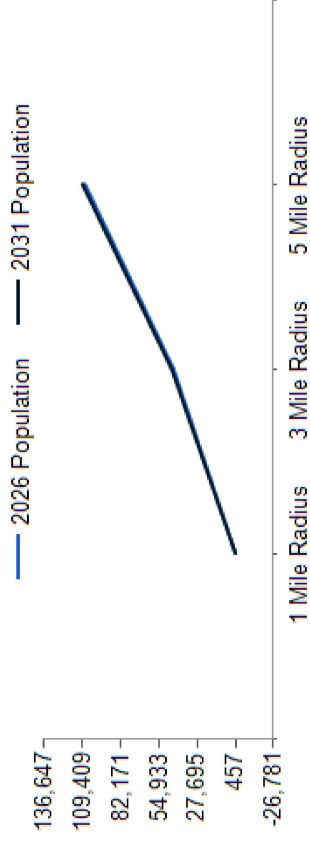
INDUSTRIAL LAND OPPORTUNITY

04 Demographics

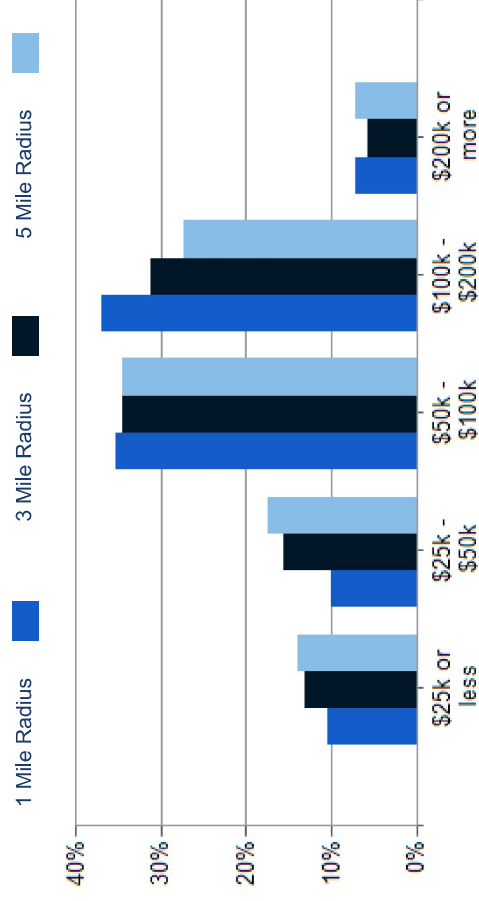
General Demographics

Race Demographics

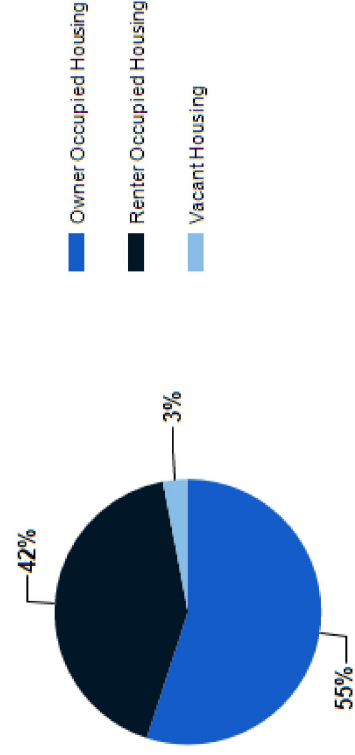
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	349	34,340	82,725
2010 Population	410	39,841	93,869
2026 Population	457	44,653	107,584
2031 Population	467	45,957	109,409
2026 African American	7	409	1,092
2026 American Indian	6	643	1,503
2026 Asian	14	917	2,032
2026 Hispanic	88	7,787	21,498
2026 Other Race	27	2,796	8,555
2026 White	335	33,673	79,175
2026 Multiracial	65	5,880	14,563
2026-2031: Population: Growth Rate	2.15%	2.90%	1.70%



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

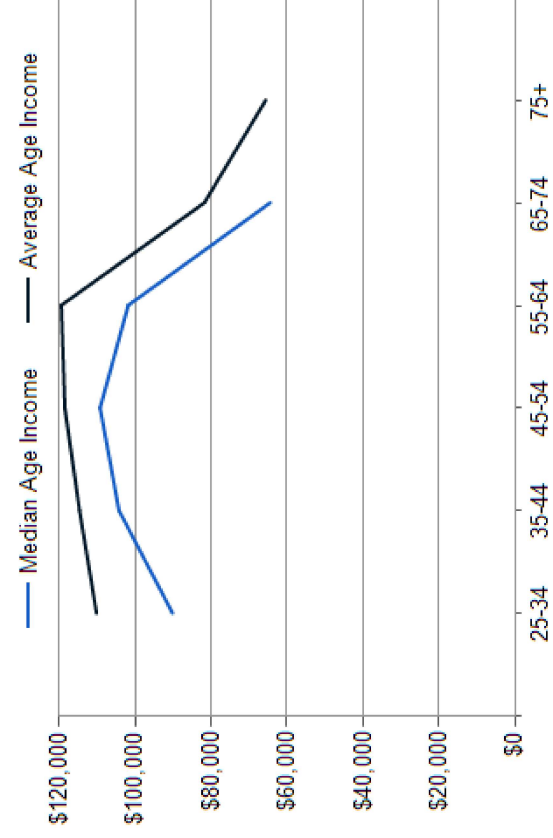
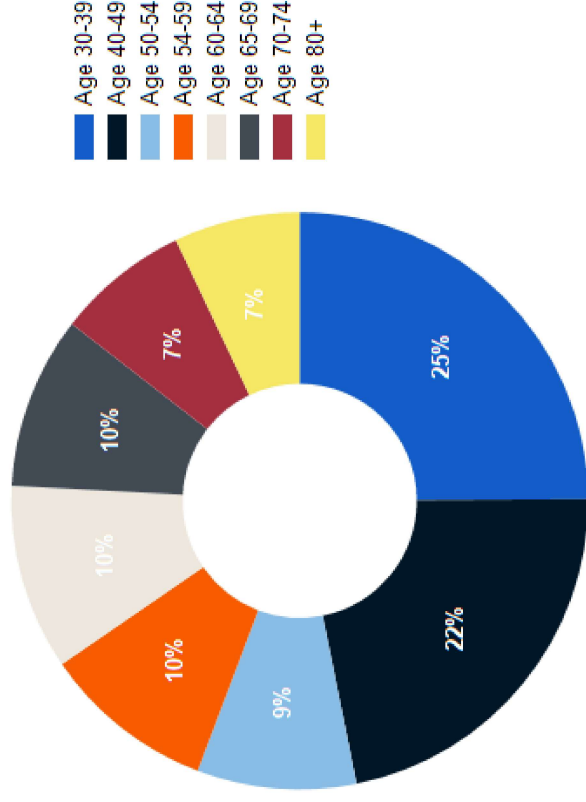


2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	1,236	3,312
\$15,000-\$24,999	8	993	2,396
\$25,000-\$34,999	4	911	2,716
\$35,000-\$49,999	14	1,754	4,442
\$50,000-\$74,999	40	3,313	8,026
\$75,000-\$99,999	24	2,553	6,130
\$100,000-\$149,999	47	4,070	8,115
\$150,000-\$199,999	20	1,260	3,058
\$200,000 or greater	13	976	2,893
Median HH Income	\$87,352	\$77,422	\$73,484
Average HH Income	\$102,153	\$93,223	\$94,347

Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	32	3,239	7,787
2026 Population Age 35-39	35	3,112	7,624
2026 Population Age 40-44	31	3,098	7,387
2026 Population Age 45-49	28	2,684	6,408
2026 Population Age 50-54	24	2,472	5,883
2026 Population Age 55-59	26	2,349	5,751
2026 Population Age 60-64	28	2,485	6,118
2026 Population Age 65-69	26	2,492	6,073
2026 Population Age 70-74	20	2,141	5,458
2026 Population Age 75-79	19	1,826	4,429
2026 Population Age 80-84	9	1,238	2,820
2026 Population Age 85+	8	1,152	2,543
2026 Population Age 18+	351	34,569	83,371
2026 Median Age	39	39	39
2031 Median Age	40	41	41

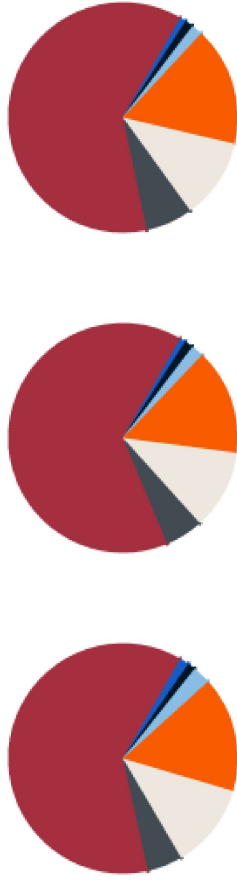
Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,195	\$80,469	\$76,465
Average Household Income 25-34	\$110,227	\$93,537	\$92,213
Median Household Income 35-44	\$104,295	\$100,667	\$89,758
Average Household Income 35-44	\$114,689	\$111,827	\$110,785
Median Household Income 45-54	\$109,278	\$101,874	\$93,105
Average Household Income 45-54	\$118,569	\$115,386	\$113,833
Median Household Income 55-64	\$101,875	\$83,342	\$77,805
Average Household Income 55-64	\$119,493	\$101,654	\$101,768
Median Household Income 65-74	\$64,429	\$63,313	\$63,117
Average Household Income 65-74	\$81,791	\$79,578	\$85,007
Average Household Income 75+	\$65,627	\$59,503	\$66,252

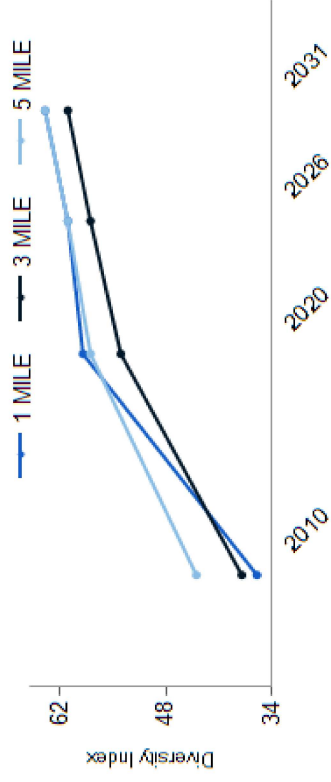
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	61	64
Diversity Index (current year)	61	58	61
Diversity Index (2020)	59	55	58
Diversity Index (2010)	37	38	44

POPULATION BY RACE



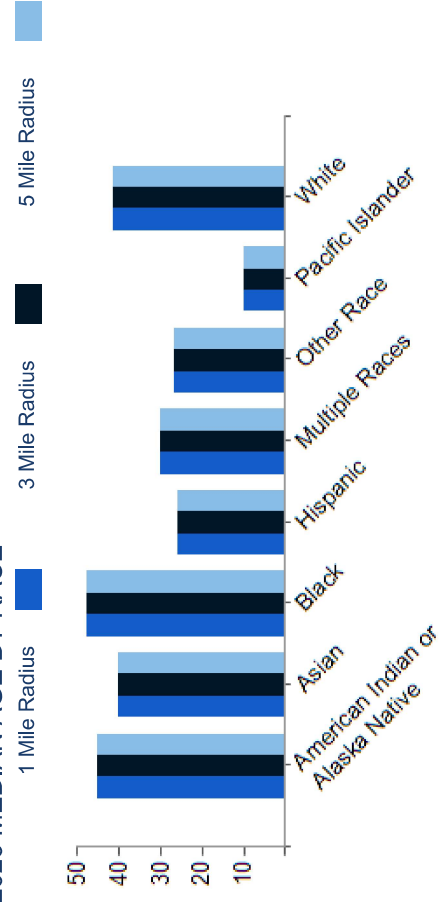
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	3%	2%	2%
Hispanic	16%	15%	17%
Multiracial	12%	11%	11%
Other Race	5%	5%	7%
White	62%	65%	62%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	37	36
Median Asian Age	40	41	41
Median Black Age	48	37	33
Median Hispanic Age	26	27	27
Median Multiple Races Age	30	30	30
Median Other Race Age	27	30	30
Median Pacific Islander Age	10	31	32
Median White Age	41	42	43

2026 MEDIAN AGE BY RACE



Industrial Land Opportunity

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