

For Sale

6450 SWAN COURT

KLAMATH FALLS, OR

*located in the highly desirable
Airport Industrial Park sub-market*

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 **Kidder
Mathews**



PROPERTY *OVERVIEW*

The property is located in the highly desirable Airport Industrial Park sub-market.

WAREHOUSE FEATURES

57,200 SF shell

3,200 SF office

27' clear height

2 dock doors

2 drive-in doors

1 rail door

Interior 3 car rail bays

45 x 50 column spacing

Wet sprinkler system

Heavy power

Masonry and steel construction

With neighbors that include FedEx, Amazon, InteliFab, Wilsonart, Carriage Works, OSU Extension, and The US Bureau of Reclamation



SITE FEATURES

SITE AREA 8.58 AC

RAIL Union Pacific Rail Siding

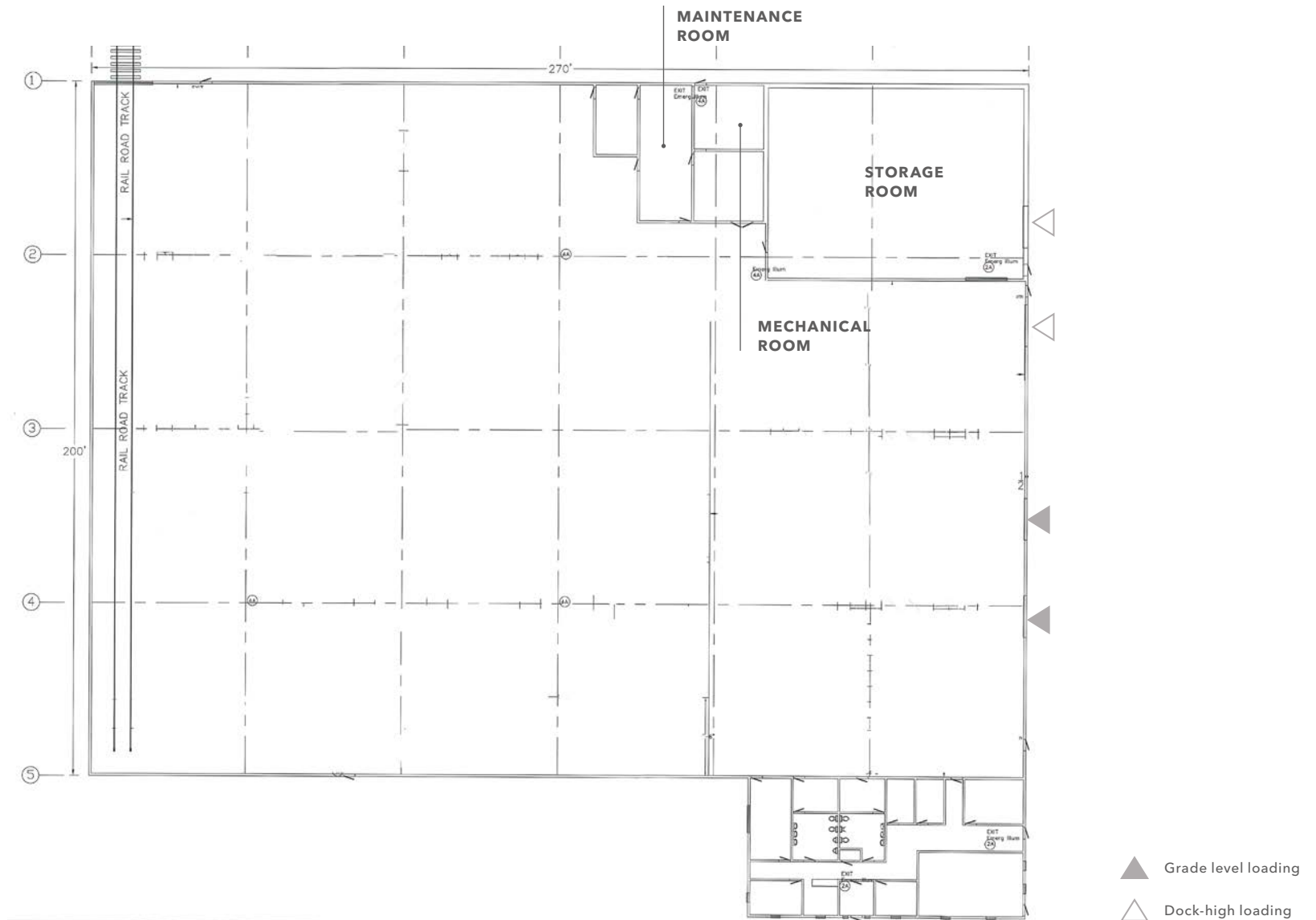
ZONING LI - Light Industrial, Klamath County

ENTERPRISE ZONE Up to 15 year tax abatement available

SALE PRICE Call for pricing



FLOOR PLAN



ENTERPRISE ZONE

Oregon has diverse tax incentive programs that move projects forward while benefiting both businesses and community. The most widely used programs are Enterprise Zones, which eliminate taxes on new property and equipment for 3 to 5 years in the standard program, and up to 15 years in the rural program. We have other property tax abatements like the Strategic Investment Program, and variances on the Enterprise Zone program. In addition to property tax, the Oregon Investment Advantage can provide abatement to Oregon's already low taxes on corporate income.

→ ENTERPRISE ZONE



CONVENIENT LOCATION

A half-day drive to nearby major markets

5 hour drive to San Francisco

5 hour drive to Portland

1 hour drive to world-famous Crater Lake

Exceptional worker base

AN EDUCATED WORKER

88% have a high school diploma

30% have a college degree

700 graduate yearly from over 60 local college programs

A WELL-TRAINED WORKER

Workforce serves over 3,100 local businesses

Trained in a dozen diversified industries

Data Source: ChooseKlamath.com



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Exclusively listed by

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