



RUTLEDGE
PROPERTY GROUP

POWERED BY
PLACE

BROKERED BY
exp
REALTY

FOR SALE



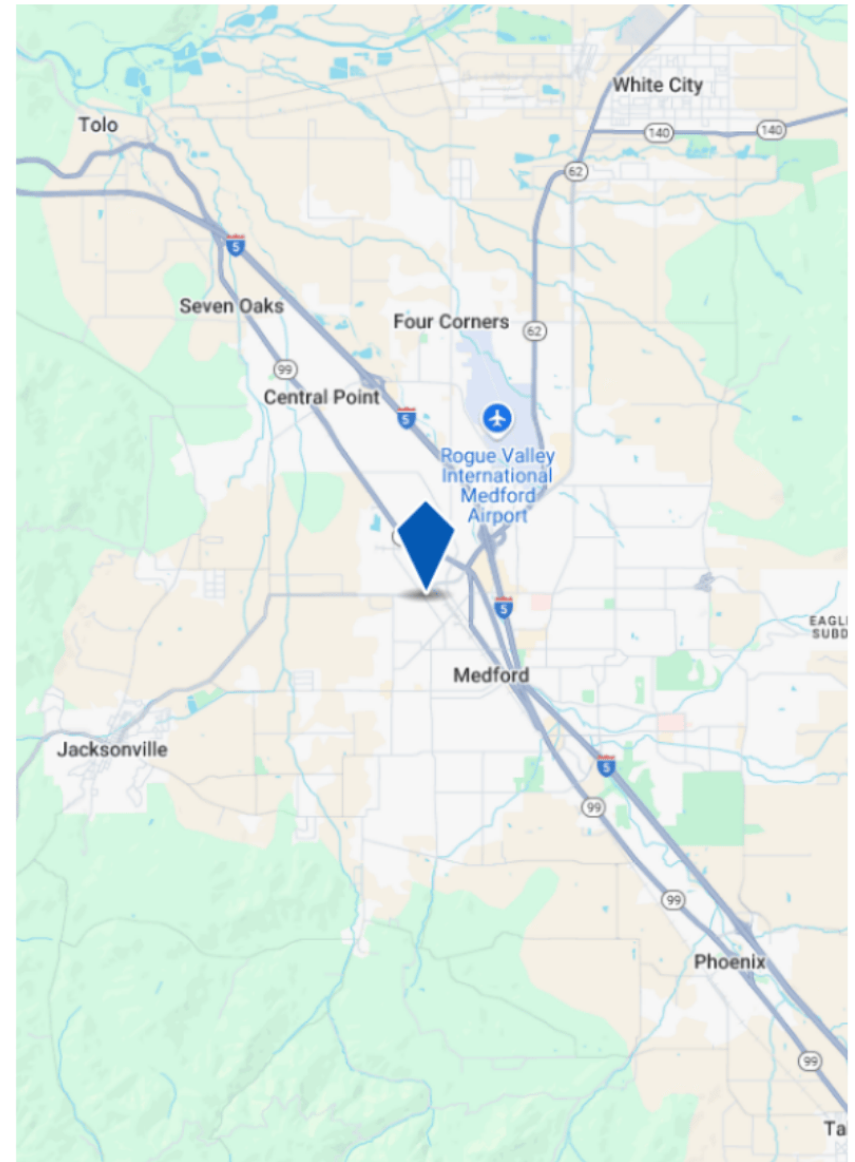
NW Medford Light Industrial Park

1501 Sage Road, Medford, OR 97501

FOR INFORMATION: ADAM RUTLEDGE | 541.890.4876 | ADAM@541SOLD.COM

PROPERTY FACTS

Price	\$2,999,000
Price Per SF	\$200
Sale Type	Cashflow Investment
Cap Rate	10.27%
Property Type	Industrial
Property Subtype	Warehouse and Restaurant
Building Class	A
Lot Size	0.96 AC
Rentable Building Area	15,000 SF
No. Stories	1
Year Built/Renovated	1996/2021
Parking Ratio	2.53/1,000 SF



NW MEDFORD LIGHT INDUSTRIAL PARK - FOR SALE

INVESTMENT SUMMARY

- Recently Remodeled property with upgraded features
- Property features a large kitchen
- Banquet Hall
- High Income Property w/minimal Land Lord responsibilities

EXECUTIVE SUMMARY

Attention Investors! Here is a fantastic cashflow opportunity. This is 3 buildings Consisting of 15,000 SQFT gross rentable area on a .96 Ac lot zoned IG (General Industrial). Gross RENTS are \$25,500/Mo with a 12.45% expense ratio. 1501 A/B/C is currently leased as a recently remodeled restaurant, 1503 and 1505 A/B/C/D are leased for licensed Hemp extract manufacturing and storage. Recent updates are new HVAC systems, remodeled restaurant and fire suppression system in BLDG 1503. *Businesses are NOT for sale, Real Estate Only*

UTILITIES

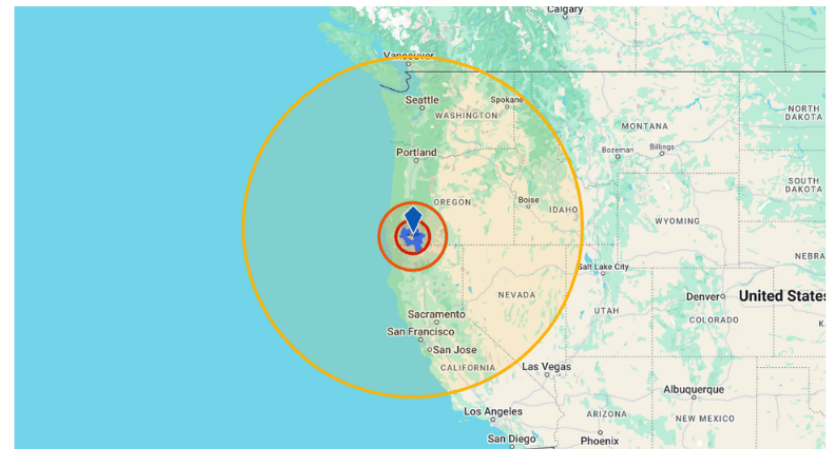
- Lighting
- Gas
- Water
- Sewer
- Heating



REGIONAL ACCESSIBILITY

CITY	POPULATION	MILES	DRIVE TIME
Portland	653,115	273	5 h 23 m
Sacramento	508,529	312	5 h 53 m
San Francisco	883,305	364	6 h 54 m
San Jose	1,030,119	398	7 h 32 m
Seattle	744,955	445	8 h 44 m
Fresno	530,093	478	9 h 7 m

ACCESS AND LABOR FORCE	10 MILES
Total Population	159,174
Total Labor Force	75,842
Unemployment Rate	4.04%
Median Household Income	\$64,864
Warehouse Employees	9,345
High School Education Or Higher	90.90%



NW MEDFORD LIGHT INDUSTRIAL PARK - FOR SALE

PROPERTY TAXES

Parcel Number	10803371
Land Assessment	\$311,340 (2024)
Improvements Assessment	\$1,198,310 (2024)

Total Assessment	!1,224,450 (2024)
Annual Taxes	\$21,144.53 (\$1.41/SQFT)
Tax Year	2024

ZONING

I-G (The I-G district provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution.)

REMARKS

Attention Investors! Here is a fantastic cashflow opportunity. This is 3 buildings Consisting of 15,000 SQFT gross rentable area on a .96 Ac lot zoned IG (General Industrial). Gross RENTS are \$25,500/Mo with a 12.45% expense ratio. 1501 A/B/C is currently leased as a recently remodeled restaurant, 1503 and 1505 A/B/C/D are leased for licensed Hemp extract manufacturing and storage. Recent updates are new HVAC systems, remodeled restaurant and fire suppression system in BLDG 1503. *Businesses are NOT for sale, Real Estate Only*



AERIAL



NW MEDFORD LIGHT INDUSTRIAL PARK - FOR SALE

AERIAL



Stage Road

Property lines are approximate
and for illustration purposes

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