

# OFFERING MEMORANDUM

— FOR SALE —

## FRONTAGE FLEX INDUSTRIAL WITH SIGNIFICANT IOS

1405 Antelope Road, White City, OR 97503  
[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 608-6704

**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker





Parcel boundaries are approximate and are for illustration purposes only.

# CONTENTS

**3** EXECUTIVE SUMMARY & HIGHLIGHTS

**5** OFFERING DETAILS & PHOTOS

**17** MARKET OVERVIEW

**23** TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY  
**MERIT COMMERCIAL REAL ESTATE**  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the former **O Antelope Road**, a level, well-located industrial site located in White City, the heart of Southern Oregon's industrial market (the "Property").

The Property encompasses 4.54 acres across two adjacent parcels (referred to as 'Front Parcel' and 'Rear Parcel').

The Front Parcel, with direct access and visibility from Antelope Road, provides the rare combination of a relatively large yard space, ~5,700 SF of warehousing space, dedicated parking, and full perimeter fencing.

The buildings consist of a front steel-frame, clear span warehouse, sized at 4,500 SF + ~300 SF mezzanine. There are 2, 14' exterior overheads and a third interior overhead, as well as a small office and restroom. The rear building was converted to office/conference space (formerly a CDL training center), and could feasibly be converted back to conventional warehouse space.

The rear parcel is a true industrial development site - 2 acres of level, rocked yard space ideal for a wide variety of uses, from ground-up development of an industrial product, self-storage, or further developing an industrial outdoor storage ("IOS") project.

Approximately 15 outdoor storage spaces are currently leased on a gross basis (short-term leases), producing \$1,500/month or about \$100 per space, per month.

Conveniently located in White City, this property also offers excellent access just minutes from Interstate 5, and Highway 62.

The entirety of both parcels are fully perimeter fenced, with multiple security gates off of the 2 driveways from Antelope Road.

Buyer is responsible for any and all due diligence, including but not limited to zoning verification, environmental studies, geotechnical studies, access easements, wetlands, allowed uses, and all other items, reports, studies, or otherwise affecting the Property.

## Offering Summary

<b>Offering Price:</b>	Combined: \$1,610,000 'Front Parcel': \$985,000 'Rear Parcel' : \$625,000
<b>Address:</b>	1405 Antelope Rd, White City, OR, 97503
<b>Legal:</b>	36-1W-19A TL 1900   APN 10257570 36-1W-19A TL 1500   APN 10257553
<b>Annual Taxes:</b>	\$8,780.46 (2025)
<b>Zoning:</b>	I-G (General Industrial)
<b>Year Built:</b>	± 1982 (per County)
<b>Gross Acreage:</b>	4.54 acres (197,762 SF)
<b>Square Feet:</b>	± 5,700 SF (per County, on Front Parcel)
<b>Access:</b>	1 right/left driveway off of Antelope Rd Full perimeter fence, 5 rolling gates (3) 14' overheads in Building 1 (1) in-place 10' overhead in Building 2 w/ infrastructure for 3 additional doors
<b>Utilities:</b>	'Front Parcel': Public water, sewer, power  'Rear Parcel': At street; not to site
<b>Access:</b>	2 driveways (1 private, 1 shared)
<b>Parking:</b>	(16) marked asphalt parking spaces Mix of paved and gravel parking
<b>In OZ:</b>	Yes; Property is located within a federally recognized Opportunity Zone
<b>FF&amp;E:</b>	All tenant personal property is excluded from sale, including lifts.



# Investment Highlights

## Convenient Location

Antelope Street is White City's 'main street', serving as the arterial connecting the dozens of industrial companies in the area. The Site is a short 9-minute / 6.8 mile drive to Interstate 5 access, allowing for easy transportation of inventory and product.



## Flexible Zoning

1405 Antelope Road is conveniently located in a well-known industrial park with I-G (General Industrial) Zoning. The Site could be used for a multitude of industrial production, storage or processing activities.



## Rocked, Graded, & Fenced

The flat, graveled, and fully fenced parcel could make for an easy development process. The Site is also ideal for storage or any other general industrial uses. All utilities are close at the street, with some utilities already extended from the street serving the neighboring property that shares the driveway.



Parcel boundaries are approximate and are for illustration purposes only.



### Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-1W-19A TL 1900	10257570	2.00-ac	I-G
(02) 36-1W-19A TL 1500	10257553	2.54-ac	I-G

1 = "Building 1"

2 = "Building 2"

#02

#01

2

1

Parcel boundaries are approximate and are for illustration purposes only.

## Subject Property Aerial Summary





# #1. 'Front Parcel'

Offering Price:	\$985,000
Address:	1405 Antelope Rd, White City, OR, 97503 Jackson County
Legal:	36-1W-19A TL 1900   APN 10257570
Annual Taxes:	\$6,458.80 (per County)
Zoning:	I-G (General Industrial)
Gross Acreage:	2.00 acres (87,120 SF)
Access:	2 driveways off of Antelope (1 private, 1 shared)
Building 1:	± 4,500 SF + ~300 SF mezzanine
Building 2:	± 1,200 SF
Utilities:	All utilities are public
Tenancy:	Leased through 05/31/2030 at \$7,161.38/mo Early termination possible at Buyer's request See lease abstract page following
In OZ:	Yes; Property is located within a federally recognized Opportunity Zone

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# Lease Abstract - Front Parcel

**1. Leased Area**

Entirety of 1405 Antelope Road, White City, OR 97503 (2 acres, 2 buildings)

**2. Base Rent & Increases**

Current annual base rent is \$7,161.38 (\$1.25/SF/Month). Annual rent increases of 3.00%.

**3. Original Term**

5 years from the Effective Date of 06/01/2025 (ending 5/31/2030)

**4. Extension Options**

No specific pre-determined extension options, but extension is allowed if both parties agree.

**5. Assignment/Sublet**

No assignment or sublet allowed without express written consent of Landlord.

**6. Tenant Responsibilities**

Maintain the Premises in a safe, clean, and sanitary condition, maintain garbage services to Premises, various other typical requirements (legal uses, etc.)

**7. Landlord Responsibilities**

Landlord responsible for "all maintenance and repair of the Premises".

**8. Utility, CAM, Net Charges**

Tenant responsible for property insurance, and is responsible for "all utilities and other services rendered to Premises". Logistically, Tenant pays the total monthly cost directly to Landlord. No other NNN or CAM charges are charged (modified gross lease).

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.

**Rent Schedule**

Reference Month	Months	Annual Base Rent PSF	Annual Base Rent	Monthly Base Rent
Mo. 1 = Jun 2025	Months 1 - 12	\$15.08	\$85,936.56	\$7,161.38
Mo. 13 = Jun 2026	Months 13 - 24	\$15.53	\$88,514.66	\$7,376.22
Mo. 25 = Jun 2027	Months 25 - 36	\$15.99	\$91,170.10	\$7,597.51
Mo. 37 = Jun 2028	Months 37 - 48	\$16.47	\$93,905.20	\$7,825.43
Mo. 49 = Jun 2029	Months 49 - 60	\$16.97	\$96,722.36	\$8,060.20
Mo. 61 = Jun 2030	Months 61 - 72	\$17.48	\$99,624.03	\$8,302.00







## #2. 'Rear' Parcel

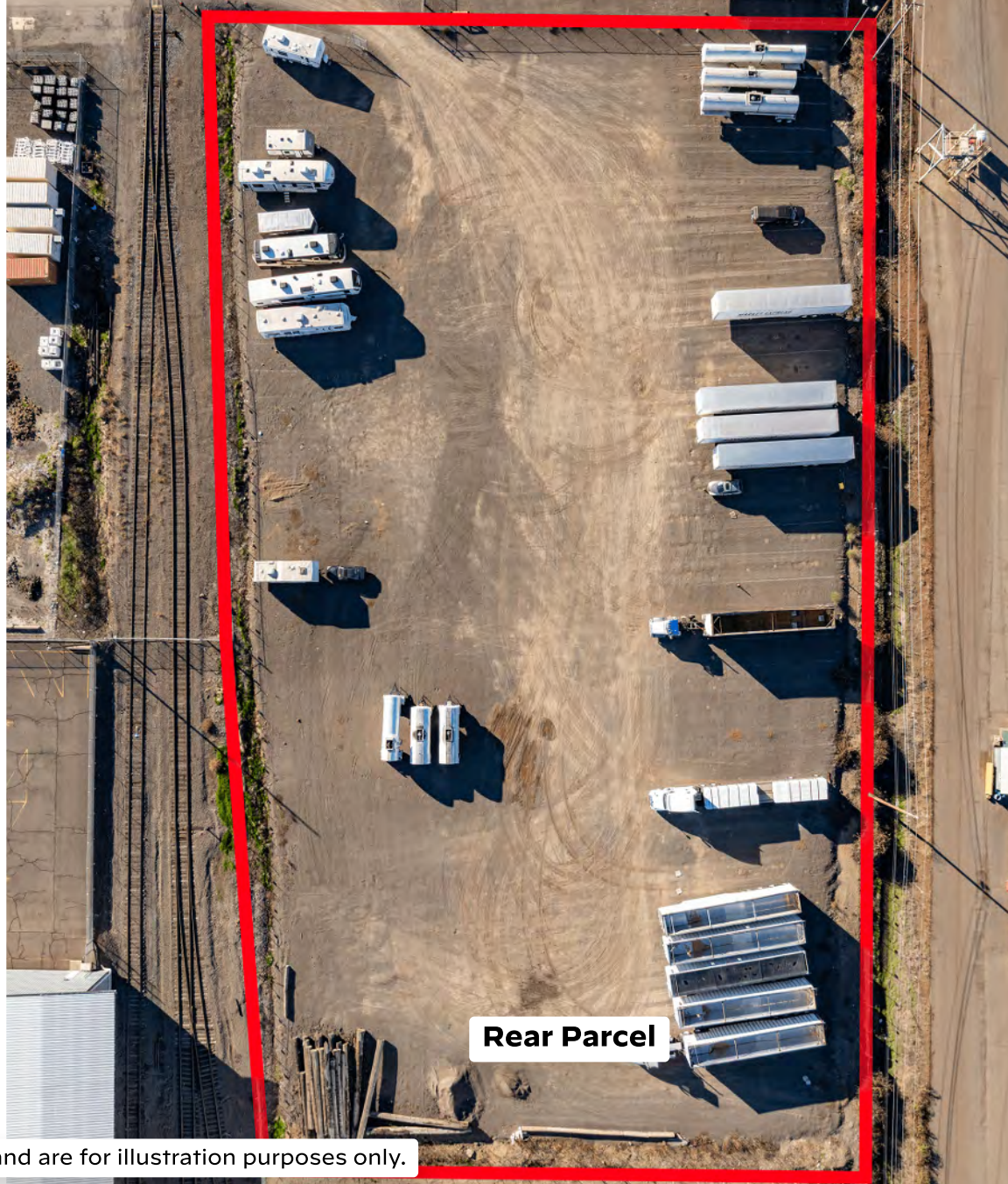
<b>Offering Price:</b>	\$625,000 (\$5.65 per SF)
<b>Occupancy:</b>	Multiple short-term/MTM storage tenants; could be available for occupancy likely within 90 days
<b>Tenancy:</b>	Various short-term tenants storing variety of trailers/equipment will remain at Closing. Producing approx. \$1,500/mo (subject to change)
<b>Legal:</b>	36-1W-19A TL 1500   APN 10257553
<b>Address:</b>	0 Antelope Rd, White City, OR, 97503 (has yet to be assigned an address)
<b>Annual Taxes:</b>	\$2,321.66 (2025)
<b>Zoning:</b>	I-G (General Industrial)
<b>Gross Acreage:</b>	2.54 acres (110,642 SF)
<b>Access:</b>	1 right/left shared driveway off of Antelope Road Full perimeter fence, and gated
<b>Utilities:</b>	At street; not to site
<b>Grading:</b>	Rough graded and rocked recently
<b>In OZ:</b>	Yes; Property is located within a federally recognized Opportunity Zone

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**Front Parcel**



**Rear Parcel**

Parcel boundaries are approximate and are for illustration purposes only.

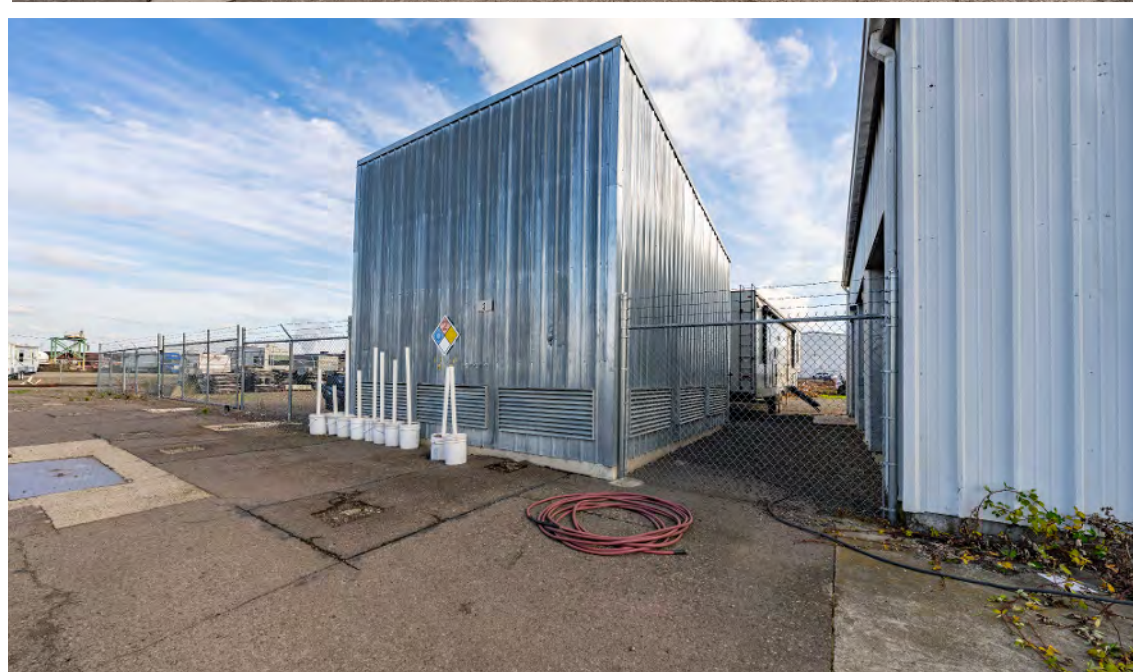
# Subject Property Aerials





## Subject Photo - Exterior





## Subject Photos - Front Parcel





## Subject Photos - Front Parcel






 **ROGUE VALLEY**  
International  
Medford Airport

 **CENTRAL**  
WELDING SUPPLY

 **FleetPride**  
HEAVY DUTY PARTS & SERVICE

 **METAL MASTERS**  
HEAT & AIR  
1968

 **Franz**

 **Boise Cascade**

 **the TRUSSco.**

 **BIO MED**  
LABORATORIES  
SINCE 1980

**Budget Mini Storage**

**BIG DOG TRAILERS**

 **Boise Cascade**

Parcel boundaries are approximate and are for illustration purposes only.

# Corporate Neighbors



## Identification Key

- = Water mains
- = Sewer mains
- = Stormwater mains

**Note:** Line diameters vary widely. Utility locations and boundaries are *approximate and not guaranteed*. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

**Sources:** City of Medford, Medford Water Commission, RVSS

## Subject Properties


Parcel boundaries are approximate and are for illustration purposes only.

# Existing Utility Map (approx.)





### Identification Key

 = Wetlands

**Note: Per Seller, Wetlands have been mitigated and filled in when the Property was rocked and graded. This wetlands map is provided purely for the sake of full disclosure, and is believed to no longer be accurate.**

Wetlands info is from sources deemed reliable, but not guaranteed. Buyers are responsible for all due diligence and to verify all information.

Parcel boundaries are approximate and are for illustration purposes only.

## Flood & Wetlands Map



# Overlay Report



- Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County
- Zoning:** I-G (General Industrial)  
External link to Medford Zoning Code
  - City Limits:** Outside city limits of White City
  - County Limits:** Within Jackson County limits
  - UGB:** Outside Urban Growth Boundary
  - Floodzone:** No
  - Wetlands:** Yes
  - Soils:** 6B - Agate-Winlo complex
  - RVSS:** Yes (Rogue Valley Sewer boundary)
  - Fire District:** Fire District #3
  - School District:** 9 (Eagle Point)
  - Airport Overlay:** N/A
  - Air Quality Mgmt:** Yes
  - Wildfire Hazard:** No
  - Vernal Pools:** Yes, Developed
  - Natural Area:** Agate Desert



# Market Summary

	Demographics	Medford	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



## Key Distances from Subject

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance





Lower Table Rock



White City Industrial Park



Rogue River



# White City, OR | History and Profile

**White City, Oregon** - White City is an unincorporated community located in Southern Oregon, known for its unique blend of natural beauty, intriguing history, and successful industrial sector. Located at the junction of OR Route 62 and OR Route 140, White City is near Medford, the fourth largest metropolitan area in Oregon.

Originally established as Camp White, a military training facility during the interwar years of WWII, the site laid the groundwork for what became White City. After the war, its infrastructure supported the growth of the Southern Oregon timber industry and fueled post-war expansion. In 1960, the area was renamed White City to reflect the surrounding unincorporated community.

Economically, White City is known for its diverse base, with manufacturing, healthcare, social assistance and retail being significant contributors. The city is home to the US Department of Veterans Assistance Hospital which serves the majority of Southern Oregon. The industrial sector has performed increasingly well, anchored by Biomed Diagnostics, Metal Masters, and Boise Cascade which are all significant employers of White City.

The area has a strong sense of community as well as a diverse economy. Within an 18 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, Touvelle Sate Recreation Area, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, White City blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.





## Region Aerial - White City





## Region Aerial - White City

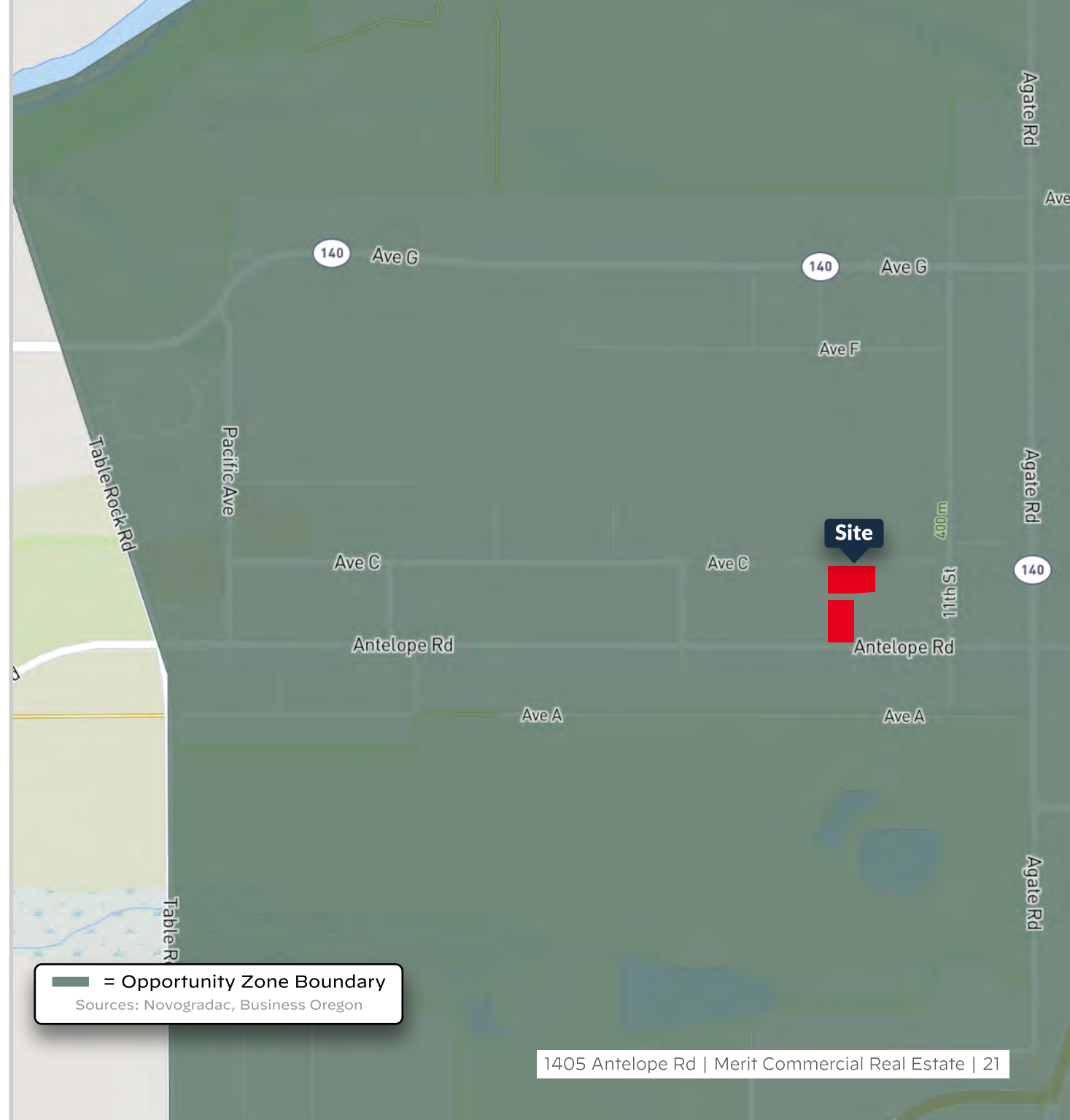


# Opportunity Zones

**1405 Antelope Road is located within a federal Opportunity Zone**, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 1405 Antelope Rd, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation benefit is unavailable for real property. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.





# Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

**Southern Oregon** is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

**Multiple billion-dollar companies** call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

**Historically, the area's economy** was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

**A burgeoning golf destination**, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.





# Transaction Guidelines

1405 Antelope Road is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

**Property Tours:** Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

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