



INDUSTRIAL / WAREHOUSE FOR SALE

80-142 LOWER WOLF CREEK RD
WOLF CREEK, OR 97497

NEW PRICE! \$450,000
Motivated Seller

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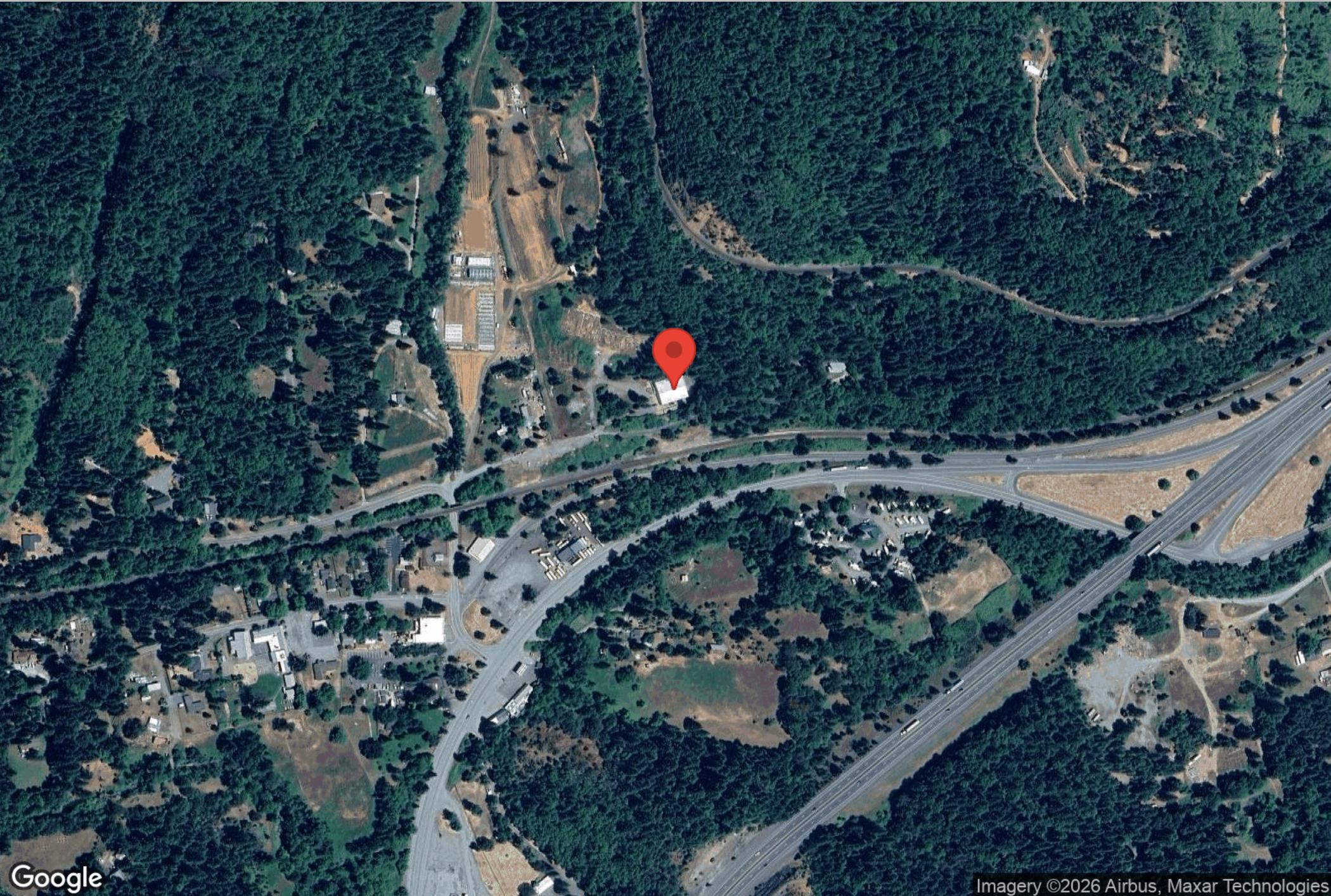
INDUSTRIAL / WAREHOUSE FOR SALE

This industrial zoned property offers a unique combination of rail adjacency, infrastructure, and acreage with close proximity to I-5 at the midpoint between Grants Pass and Roseburg. Situated on 6.87 acres, the site includes an 8,000 SF steel-framed warehouse built in 1987, featuring 20-foot clear height, two roll-up doors, and a second rail-slide door. The building is ideally suited for heavy equipment use, fabrication, logistics, or ag-based processing. The property is fully fenced and gated, with gently sloped topography that supports future expansion or outdoor storage. Water is supplied by an on-site private well and is further bolstered by up to 1,665 gallons per day from a shared neighboring well—ideal for users with production or irrigation needs. This is a rare opportunity to acquire a property with rail adjacency, land area, and flexible zoning in Josephine County.

Property Description:

APN:	R300274; R300267
Lot Size:	6.87 Acres
Zoning:	Rural Industrial
Year Built:	1987
County:	Josephine
Warehouse SF:	8000
Clear Height:	20'
Roof:	Metal
Construction Type:	Steel Frame
Foundation:	Concrete Slab
Grade Doors:	3
HVAC:	Available
Occupancy:	Vacant
Parking:	Gravel
Power:	Available 3 Phase; 480 Volt
Rail Access:	Adjacent



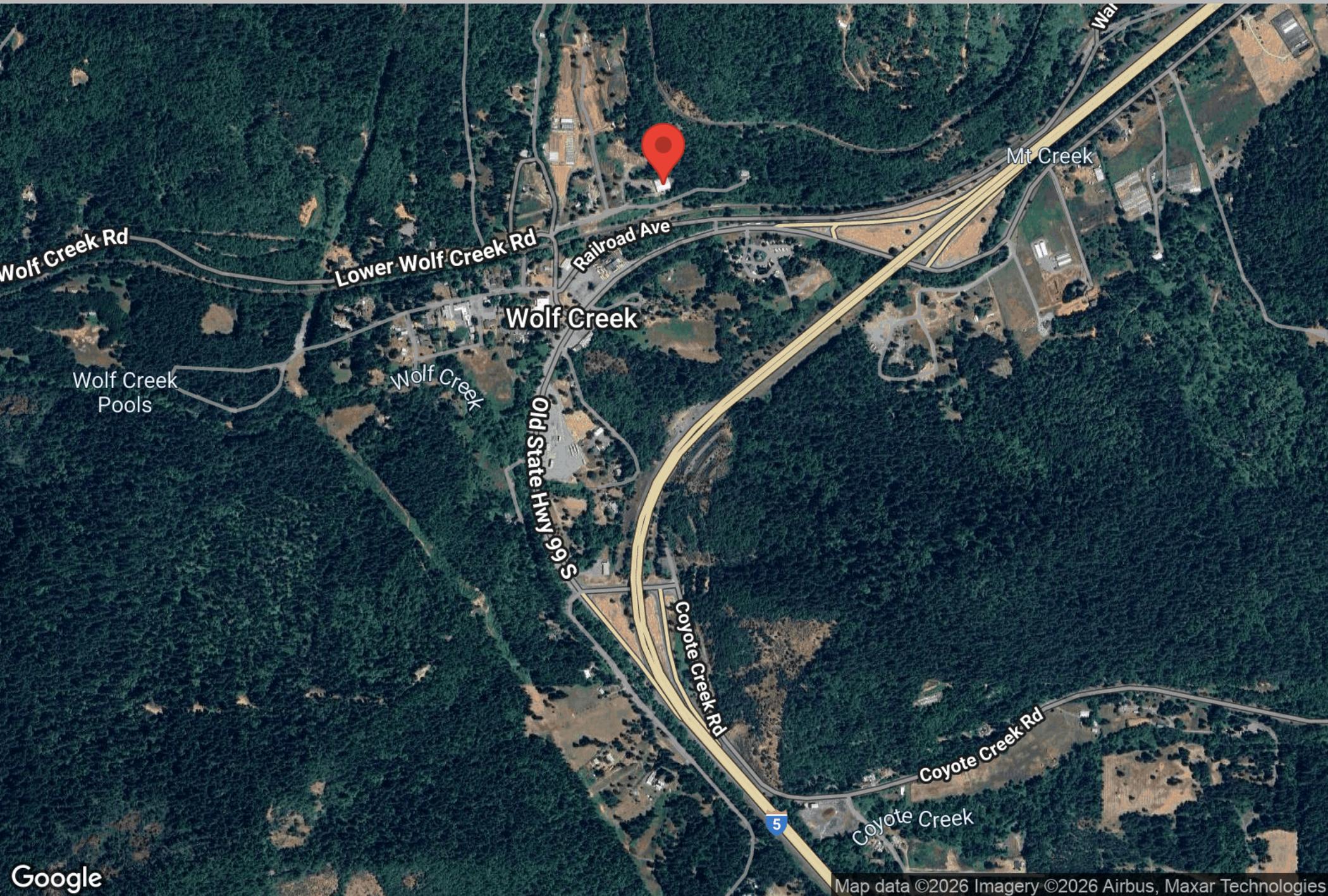


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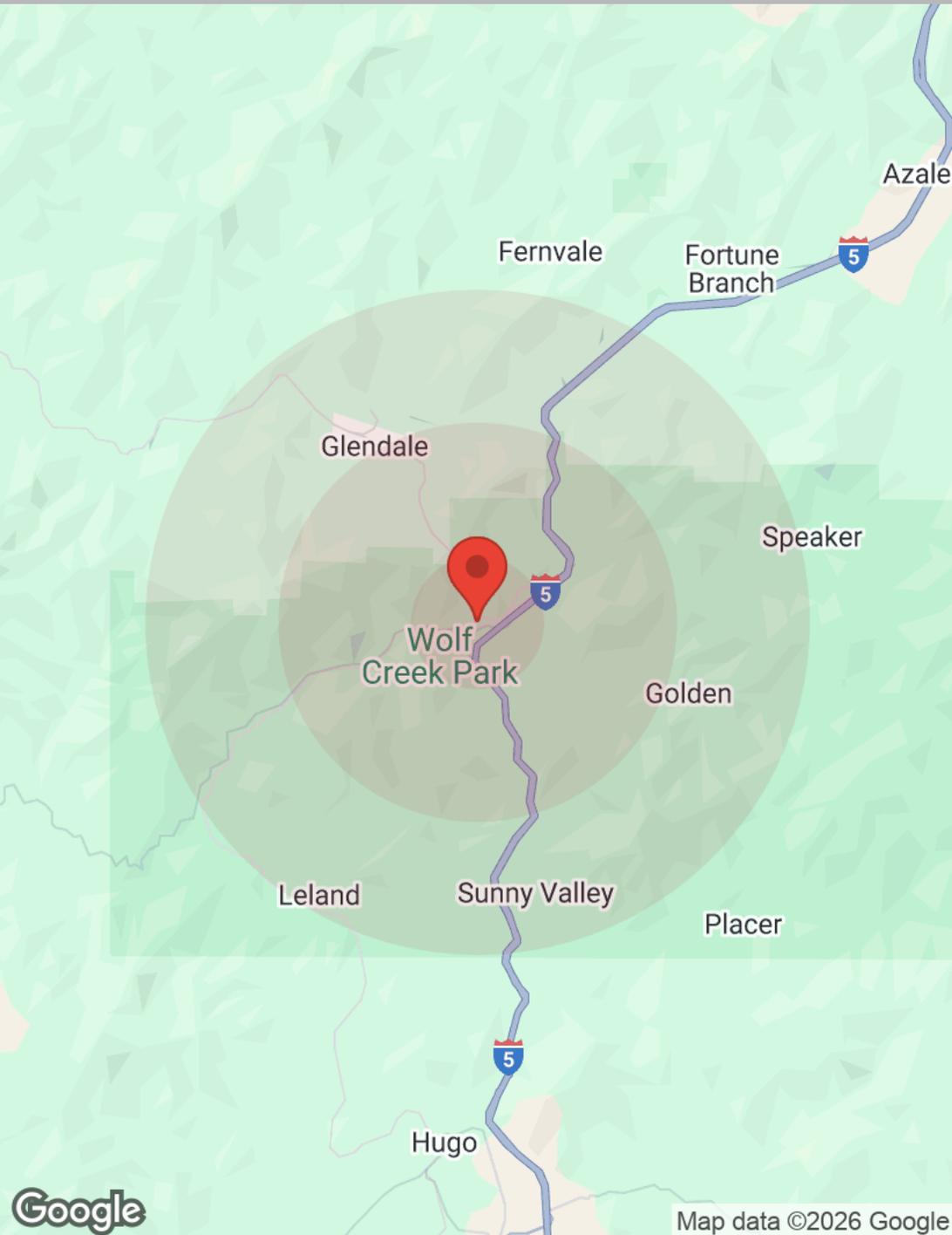


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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	74	450	1,496
	Female	59	384	1,326
	Total Population	133	835	2,822
Age	Ages 0-14	18	118	406
	Ages 15-24	9	70	242
	Ages 25-54	44	273	905
	Ages 55-64	25	144	468
	Ages 65+	36	229	800
Income	Median	\$53,461	\$43,015	\$42,767
	< \$15,000	17	74	237
	\$15,000-\$24,999	6	39	120
	\$25,000-\$34,999	2	28	120
	\$35,000-\$49,999	3	51	185
	\$50,000-\$74,999	6	49	199
	\$75,000-\$99,999	2	27	100
	\$100,000-\$149,999	12	44	119
	\$150,000-\$199,999	6	32	85
> \$200,000	2	8	35	
Housing	Total Units	66	404	1,373
	Occupied	56	352	1,200
	Owner Occupied	44	256	869
	Renter Occupied	12	96	331
	Vacant	10	52	173

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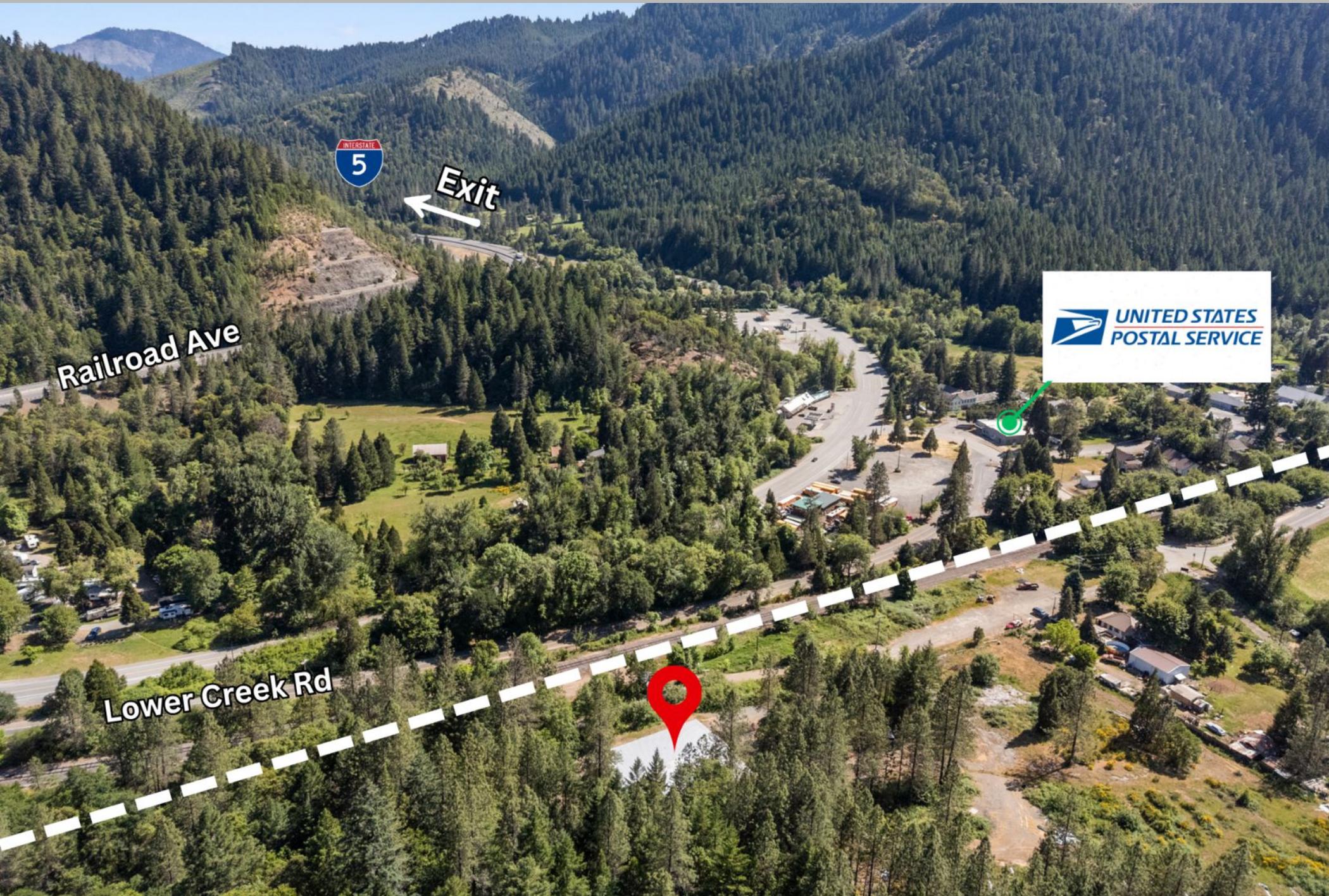


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