



NEWLY CONSTRUCTED WAREHOUSE UNITS - FOR LEASE

954 ORT LANE
MERLIN OR 97532

UP TO 14,632K SF
3 UNITS AVAILABLE

MELISSA HAYES

Commercial Broker

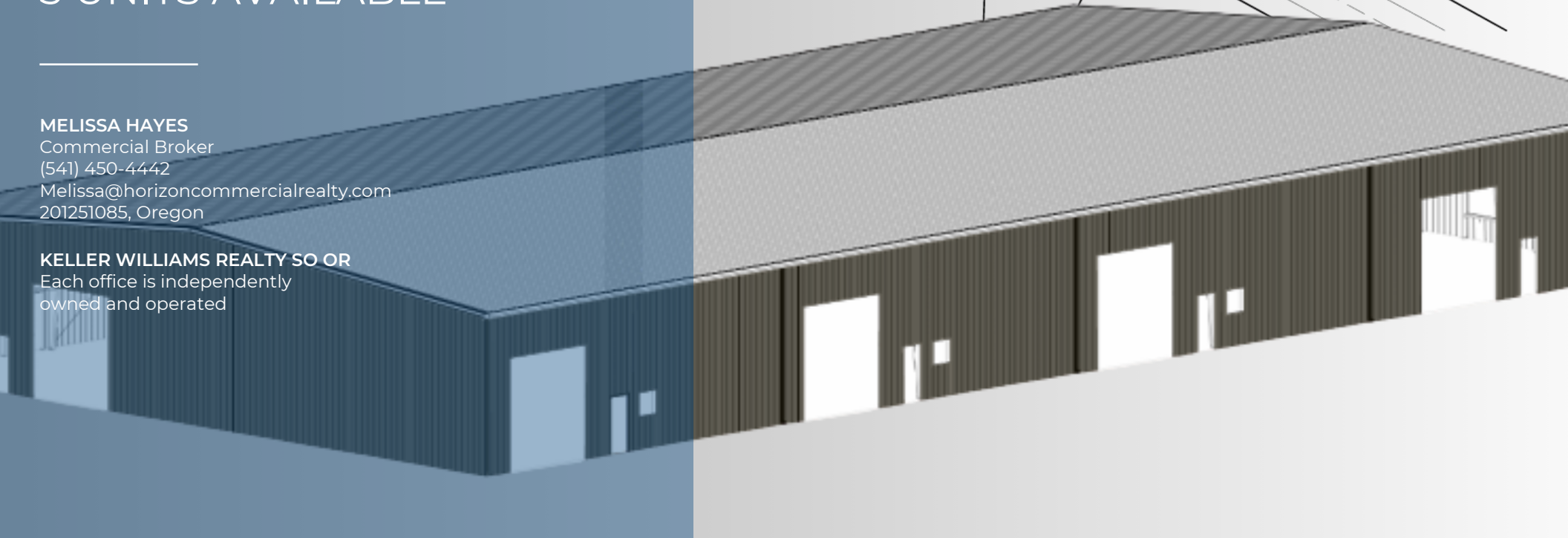
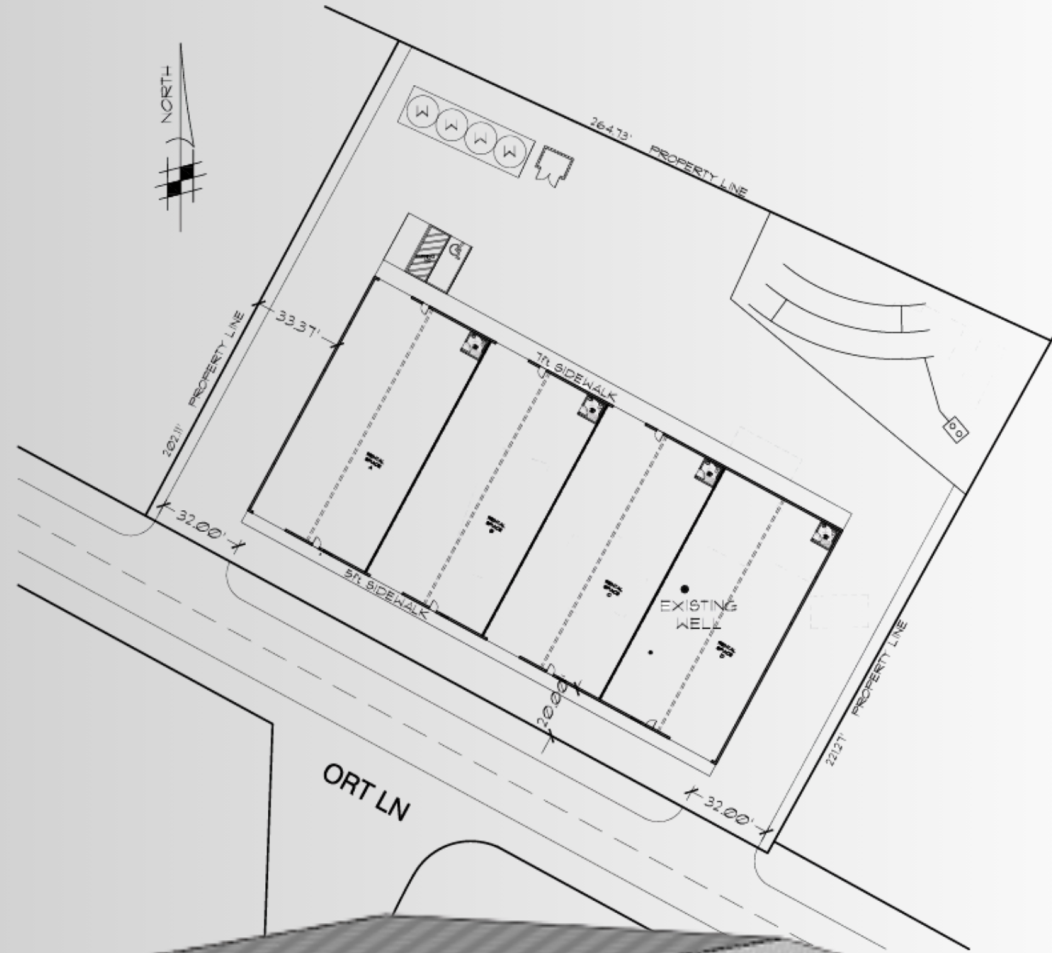
(541) 450-4442

Melissa@horizoncommercialrealty.com

201251085, Oregon

KELLER WILLIAMS REALTY SO OR

Each office is independently
owned and operated





PRICE / SF:	1.00 PSF plus CAM
AVAILABLE SF:	UP TO 14,632
LEASE TERM:	Asking Min 3 years
CLEAR HEIGHT:	22' - mezzanine optional
CONSTRUCTION TYPE:	Steel Frame, Gypsum
GRADE DOORS:	2 Roll-up Doors Per Unit @ 14'x14'
LIGHTING:	LED
ZONING:	Light Industrial
BATHROOM:	1 ADA per unit
ELECTRICAL:	3 Phase
TENANT RESPONSIBILITY::	Electric, garbage, phone, cable, security

PROPERTY OVERVIEW

Newly constructed warehouse/flex building offering up to 14,632 SF of light industrial space for lease. The property is demisable into three suites measuring approximately 4,855 SF, 4,682 SF, and 5,095 SF, or can be leased in combination. Each unit is equipped with two 14'x14' roll-up doors, 22' clear height, 3-phase power, one ADA restroom, and has the ability to accommodate an optional mezzanine.

Situated on 1.27 AC, the site has limited yard space but provides excellent functionality for a wide range of uses including storage, light fabrication, product development, packaging, or construction-related operations.

Prime location with convenient access to I-5 (approx. 1 mile), Grants Pass Airport (7 miles), and Medford (30 miles). This versatile property combines modern construction, flexible design, and strategic positioning within Grants Pass' industrial corridor.

PROPERTY PHOTOS

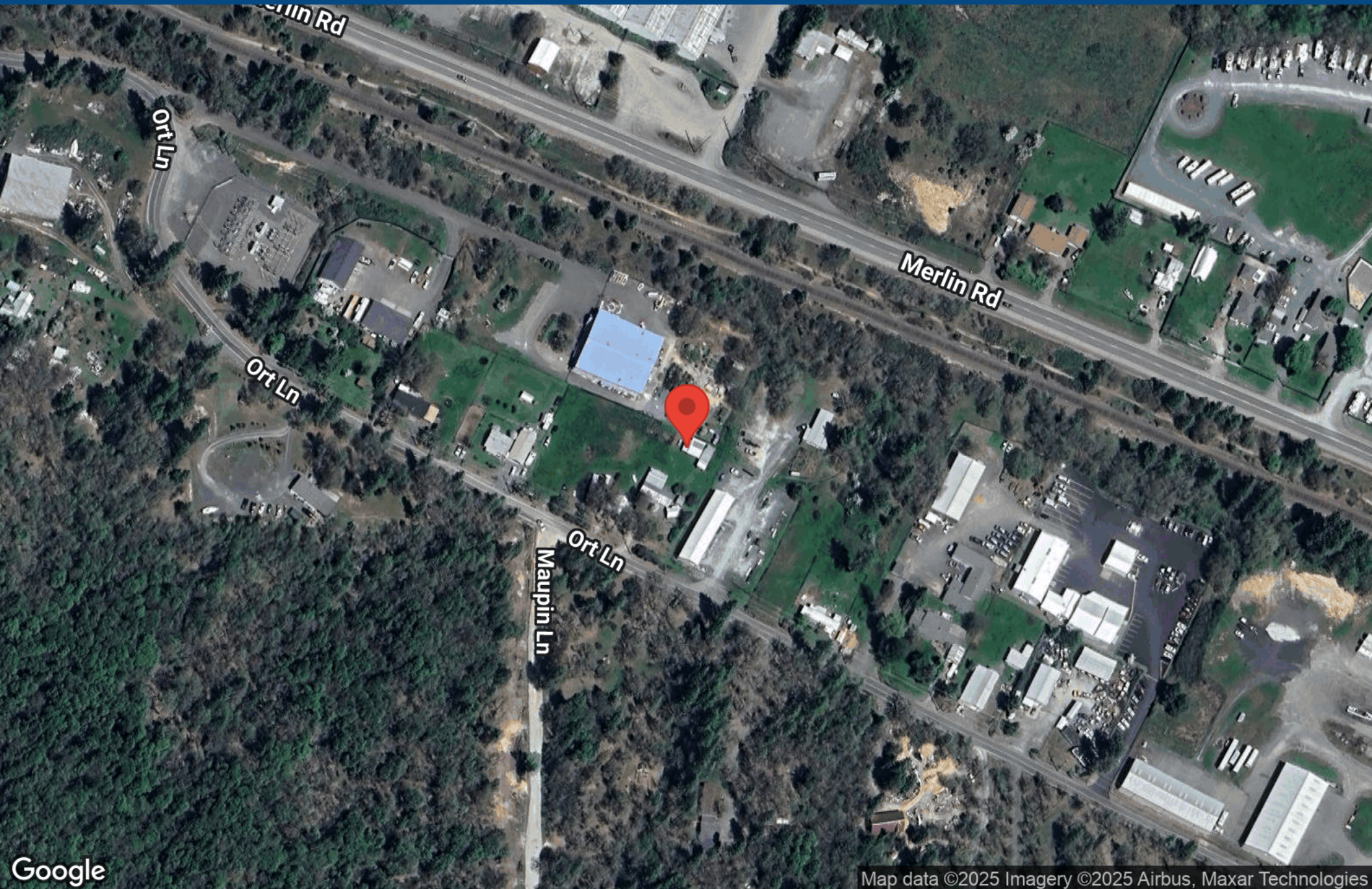
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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
A	4,855	Asking 3 Years	\$1.00 /sf/mo	Lt mfg, warehouse	New	Anticipated Nov
B	4,682	Asking 3 Years	\$1.00 /sf/mo	same	same	same
C	5,095	Asking 3 Years	\$1.00 /sf/mo	same	same	same

BUILDING FEATURES (per unit):

- (2) 14'x14' grade-level roll-up doors
- 22' clear height (mezzanine capable for offices and additional storage)
- 3-phase electric power
- (1) ADA Bathroom
- LED Lighting
- (2) Man Doors

POTENTIAL USES (verify with Josephine County):

- Specialty Fabrication (metal, wood, plastics, cabinetry)
- Electronics assembly and repair
- Medical device, biotech assembly, R&D companies
- Product packaging and fulfillment centers (small scale)
- Electric, plumbing or HVAC contractors (with limited yard needs)
- Equipment manufacturing and repair
- Storage/warehousing
- Small logistics or last-mile delivery, (van-based, not semi-truck)

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