

For Sale

6450 SWAN COURT

Rail-Served Industrial Building

KLAMATH FALLS, OR



KEVIN MURPHY
503.221.2276
kevin.murphy@kidder.com

KIDDER.COM

km Kidder
Mathews

PROPERTY *OVERVIEW*

Best-in-class Southern Oregon property located in the highly-desirable Airport Industrial Park submarket of Klamath Falls.

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

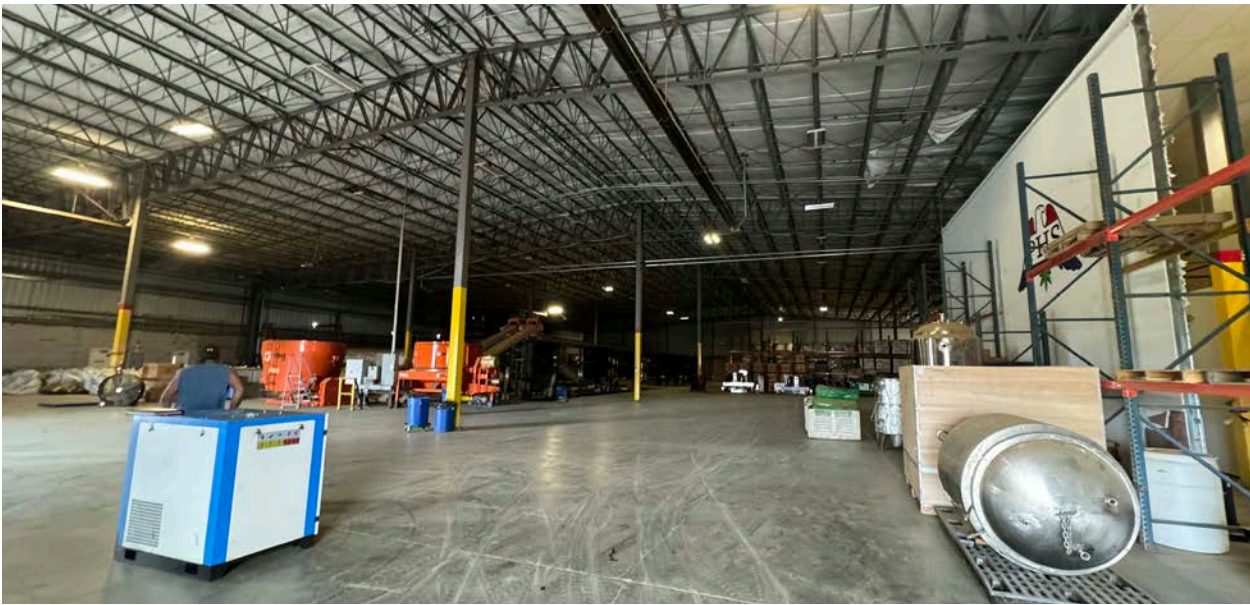
Neighbors include FedEx, Amazon, InteliFab, Wilsonart, Carriage Works, OSU Extension, and The US Bureau of Reclamation

\$5,424,000
SALE PRICE

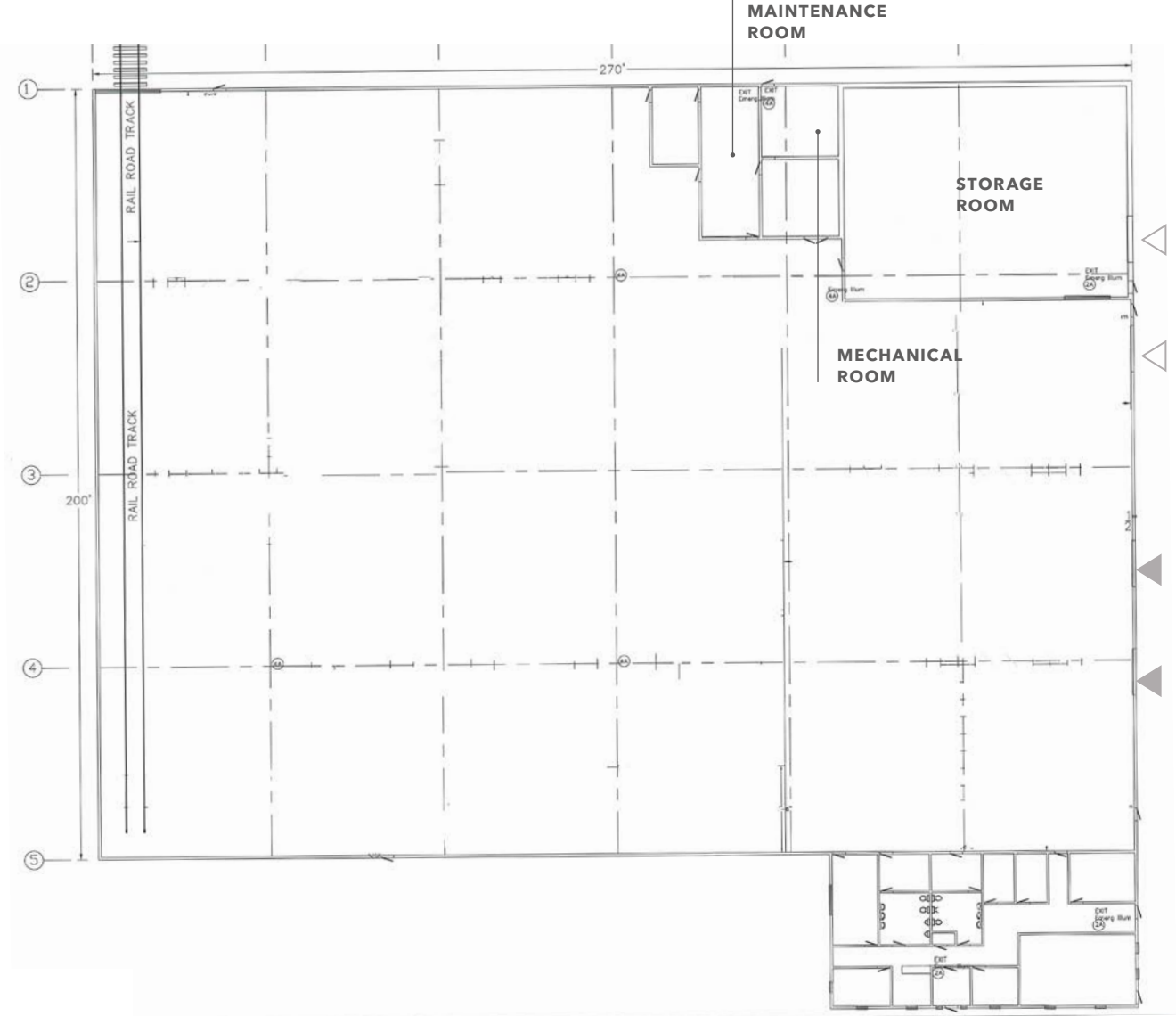
8.58 AC
SITE AREA

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	\$5,424,000



FLOOR PLAN



- ▲ Grade level loading
- △ Dock-high loading

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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