

OFFERING MEMORANDUM

FOR LEASE

Space A - Available for Lease

Space C2 - Available for Lease

THIS IS A SHORTENED OM
FOR MLS PURPOSES.
CONTACT BROKERS OR
VISIT
MERIT-COMMERCIAL.COM
FOR THE FULL OM.

FLEX WAREHOUSES FOR LEASE - WHITE CITY

www.Merit-Commercial.com

Scott King
Principal Broker

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease **1385 Antelope Road, Space A and C2**, flexible and attainable industrial spaces for lease in White City, Oregon (the "Subject Property").

The Subject Property encompasses a combined 53,600 square feet ("SF") across two adjacent buildings.

Space A - totaling approximately 42,000 SF, features an expansive main warehouse underneath a barrel roof (32' max clear height), 3 14x16 drive-in overhead doors, several restrooms, storage, and much more. The infrastructure installed is significant: 2,200 amps of 3-phase 480v power supply, 8" concrete slab, fully sprinkled (wet system), high-efficiency LED lighting, gas heaters, 16 welding stations with plumbed argon gas lines and power, and much more.

Outside, there is full perimeter fencing w/ keypad 24/7 access, two dock-high loading docks, and parking.

Space C2 is within the same industrial complex, and situated just to the north of Space A. Featuring 8,600 SF of ground-floor area, as well as approximately 3,000 SF of partially finished mezzanine space, Space C2 is a flexible warehouse for a wide variety of users. The main clear-span warehouse (21'6" clear height) is accessed via the large 14'x18' powered overhead drive-in door. The well-built framed offices/storage and mezzanine space allows for an office build-out, R&D space, storage, or many other possible uses throughout.

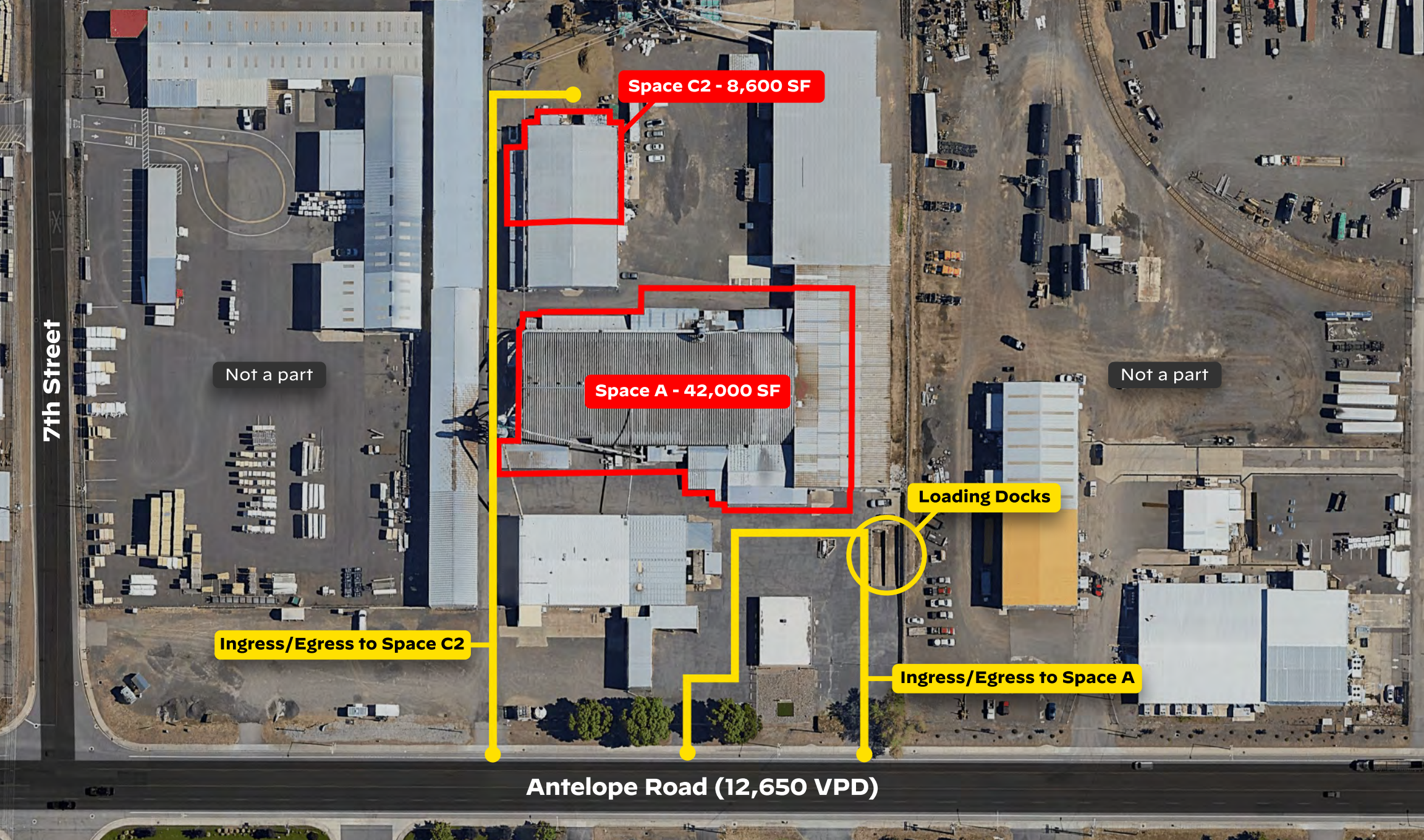
Also enjoying heavy power, Space C2 is supplied with 1,200 amps of 3-phase, 480v power.

Additional covered 20'x40' industrial bays within the same complex are also available in combination with a lease of one or both of the available spaces (contact brokers for more info).

The Subject Property provides much-needed industrial space for lease at attainable lease rates in White City. Prospective users are encouraged to submit all proposals; all parties are to note that Landlord reserves the right to approve prospective tenant's use of the spaces. Contact brokers to arrange a tour and get more information.

Combined Offering Summary

Availability:	Immediately available
Base Rent:	Space A: \$0.25/SF/Mo (\$3.00/SF/Yr) (note: rate to be \$0.25/Mo in Year 1 and \$0.50/Mo in Year 2 w/ annual bumps thereafter) Space C2: \$0.65/Mo (\$7.80/SF/Yr)
TI:	Reasonable TI proposals considered
Address:	1385 Antelope Rd, White City, OR 97503 Jackson County
Zoning:	I-G (General Industrial)
Space SF:	Space A: ± 42,000 SF Space C2: ± 8,600 SF + 3,000 SF mezz.
Access:	Space A: (3) 14'x16' drive-ins Space C2: (1) 14'x18' overhead, (1) 9'x6'
Clear Height:	Space A: 32' at peak, 10' at eaves Space C2: 21'6" at peak, 18'5" at eaves
Power:	Space A: 3-phase; 2,200-amps, 480v Space C2: 3-phase; 1,200-amps, 480v
Utilities:	All public; natural gas available
Use Restrictions:	Landlord reserves right to approve desired use(s).



7th Street

Space C2 - 8,600 SF

Space A - 42,000 SF

Not a part

Not a part

Loading Docks

Ingress/Egress to Space C2

Ingress/Egress to Space A

Antelope Road (12,650 VPD)

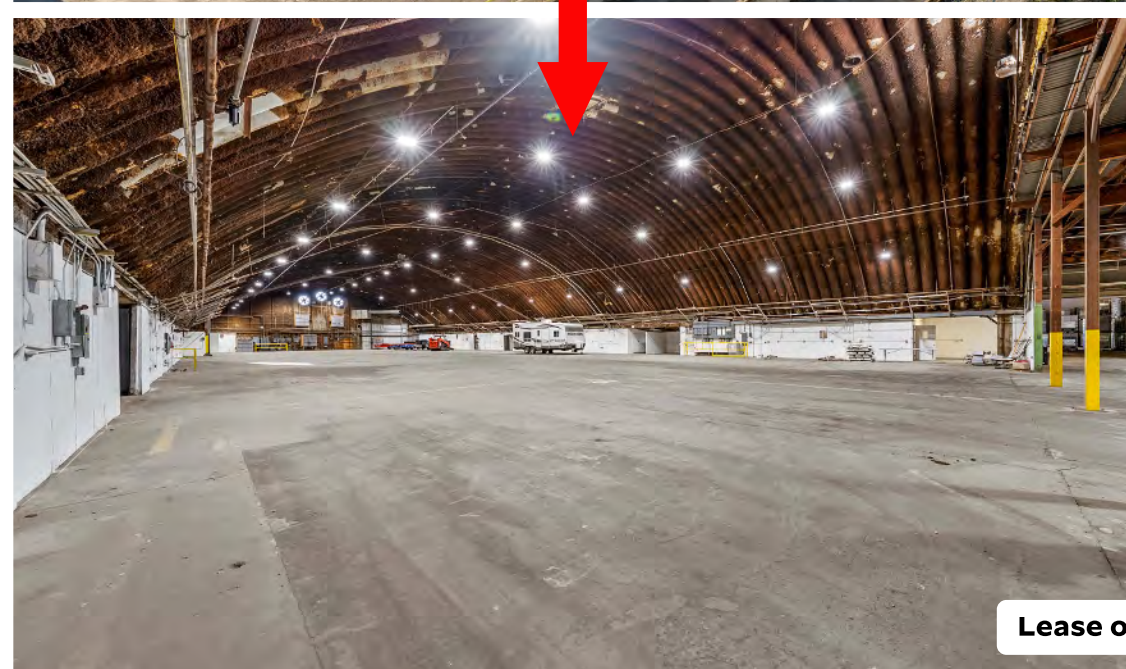
Site Aerial



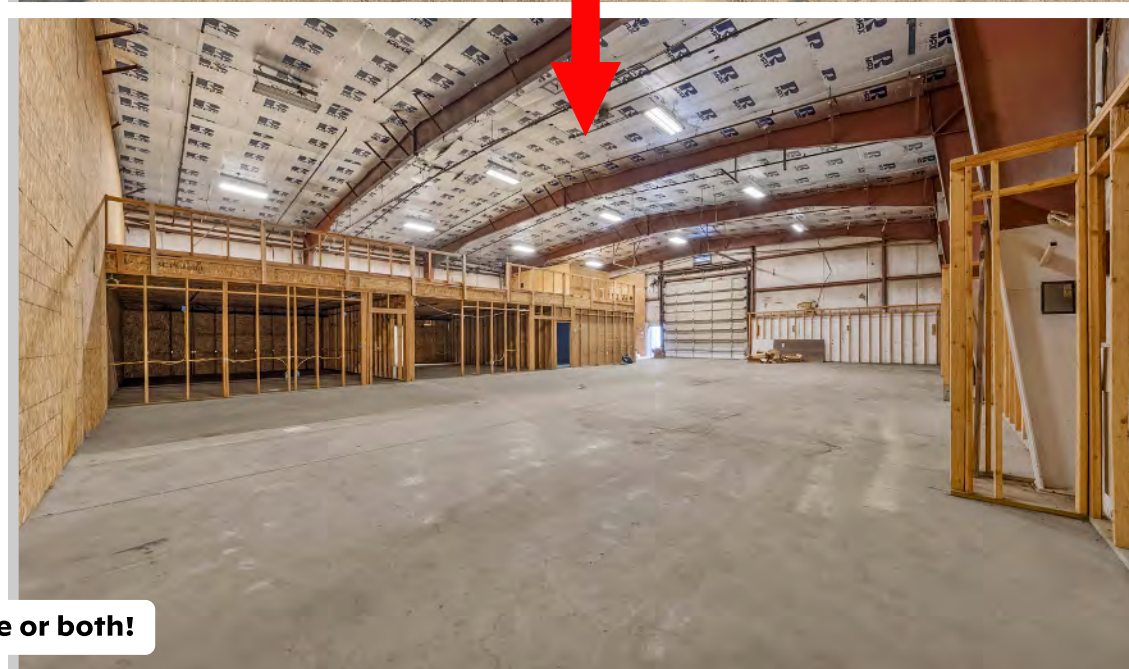
A
Space



C2
Space

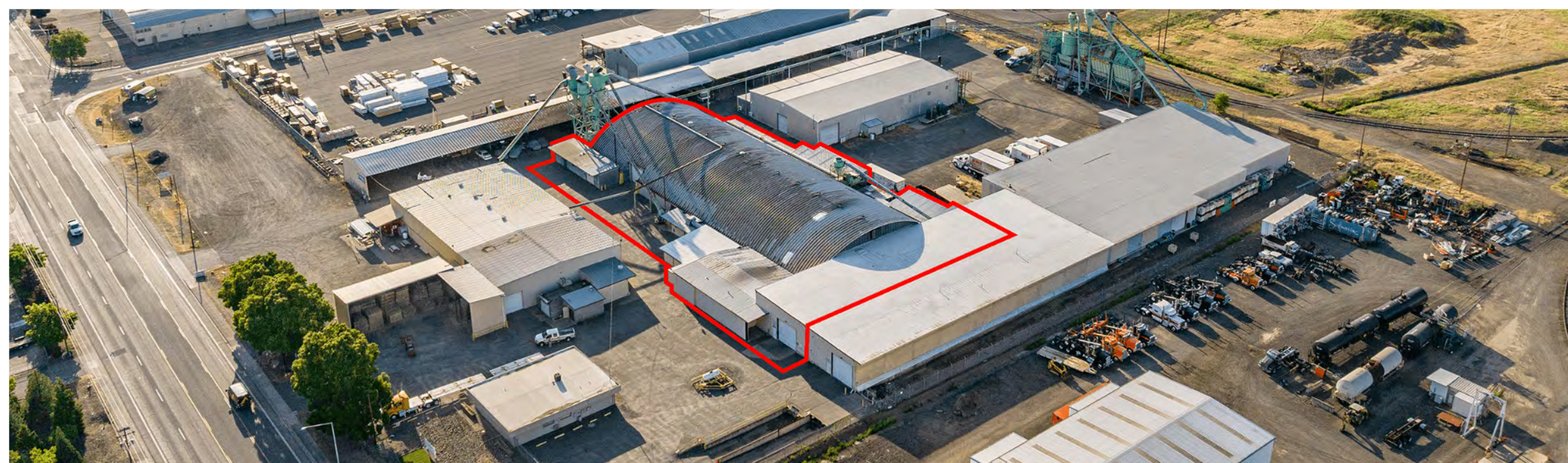


Lease one or both!

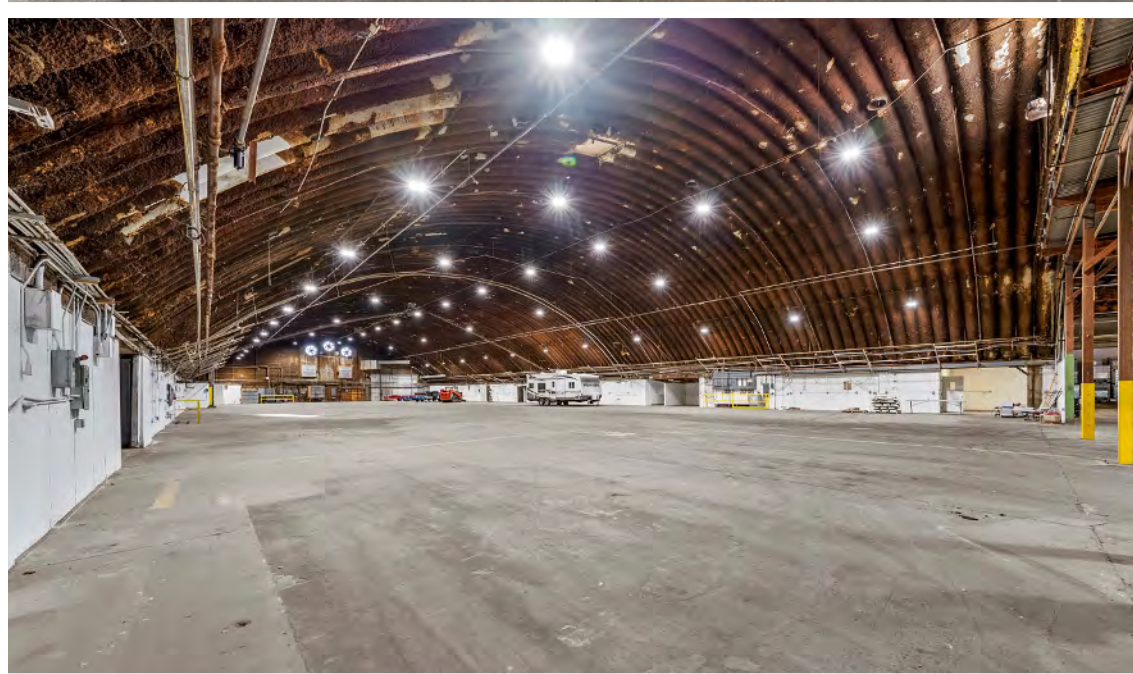


Space "A" | 42,000 SF

8,600 SF | Space "C2"



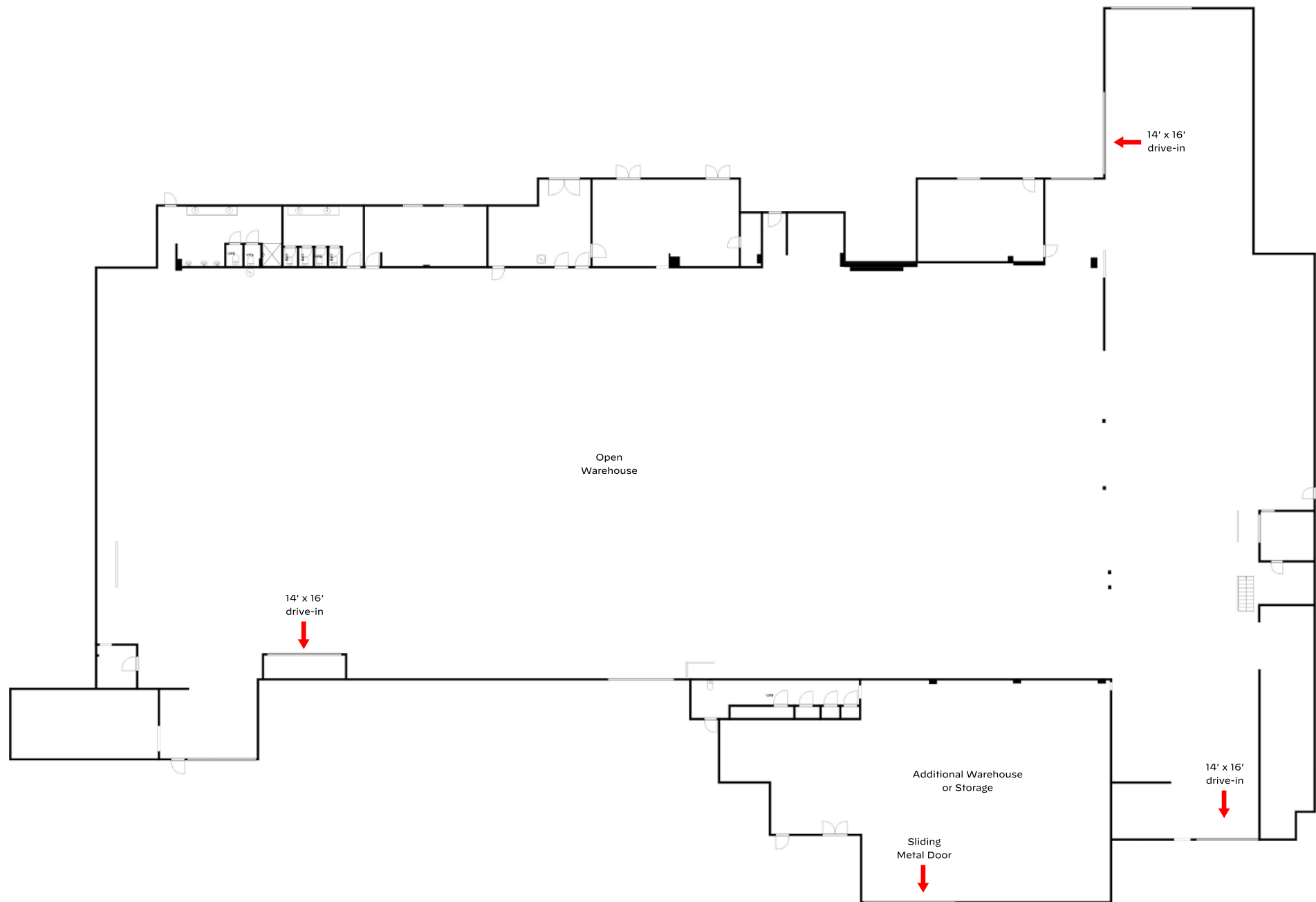
Space A - Exterior



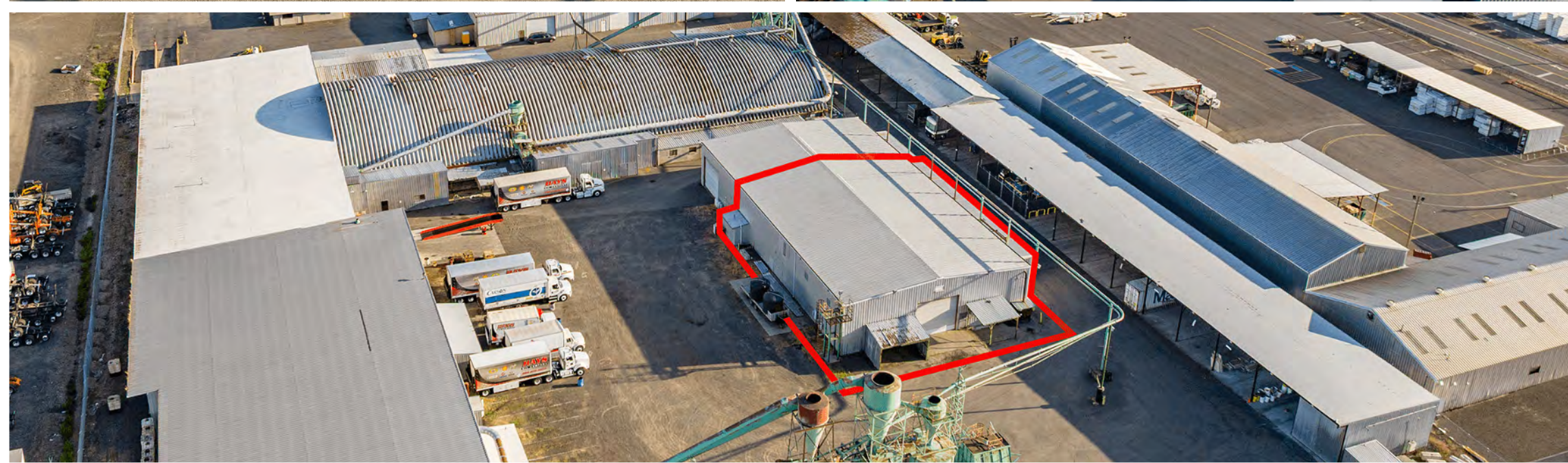
Space A - Interior



Space A - Interior



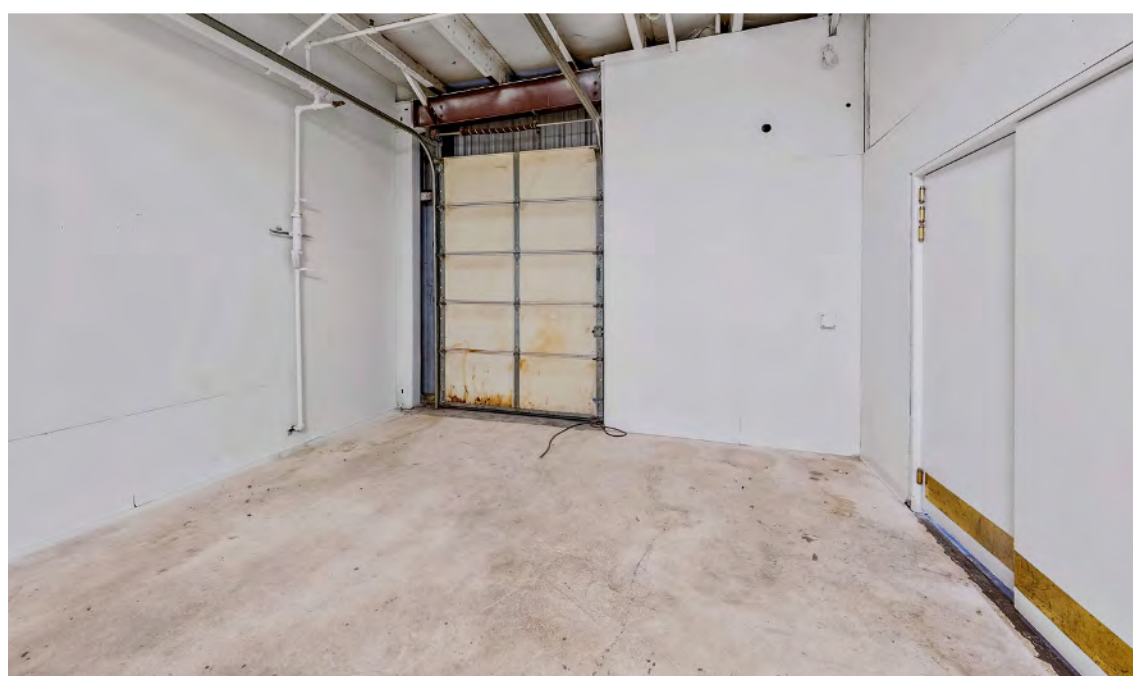
Space A - Floorplan



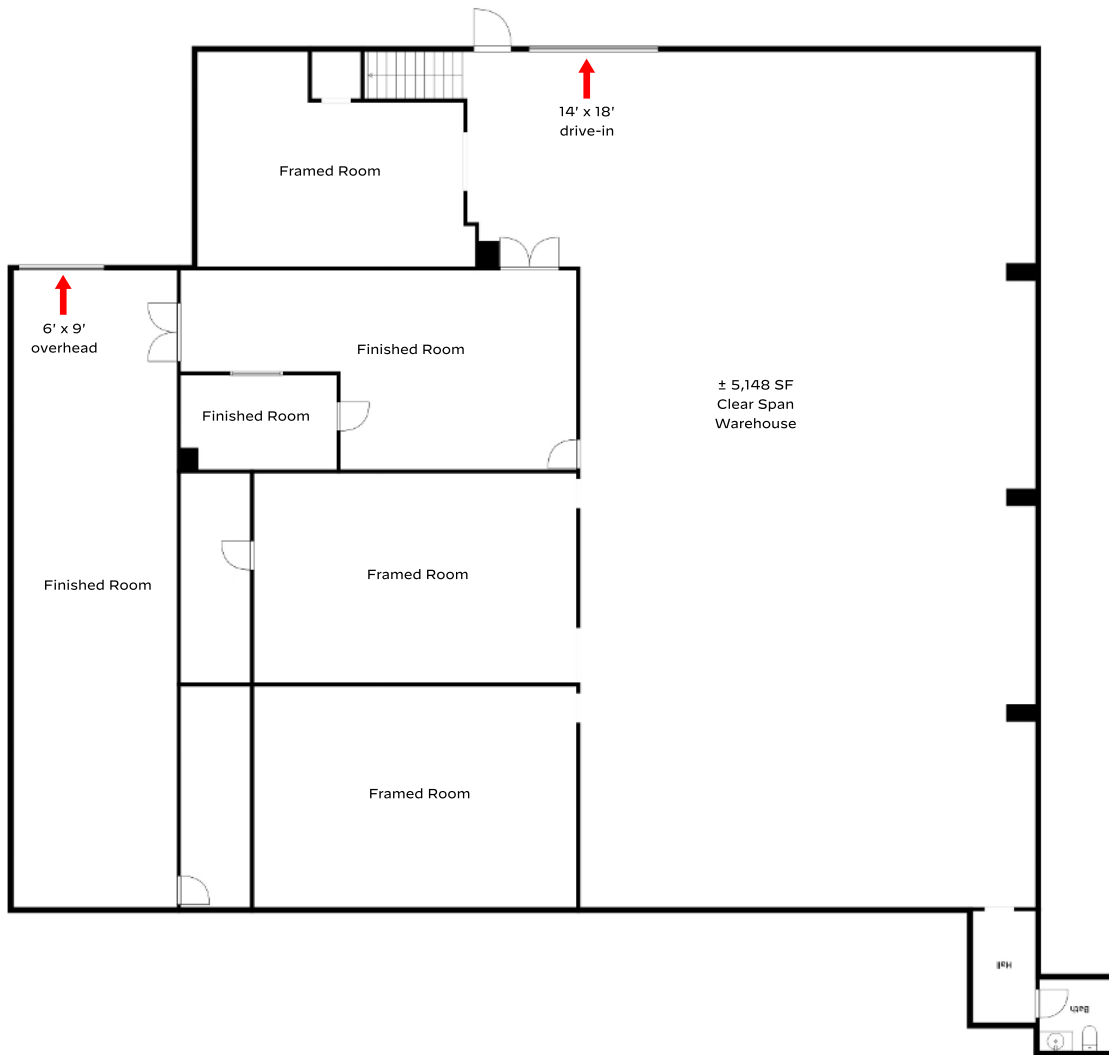
Space C2 - Exterior



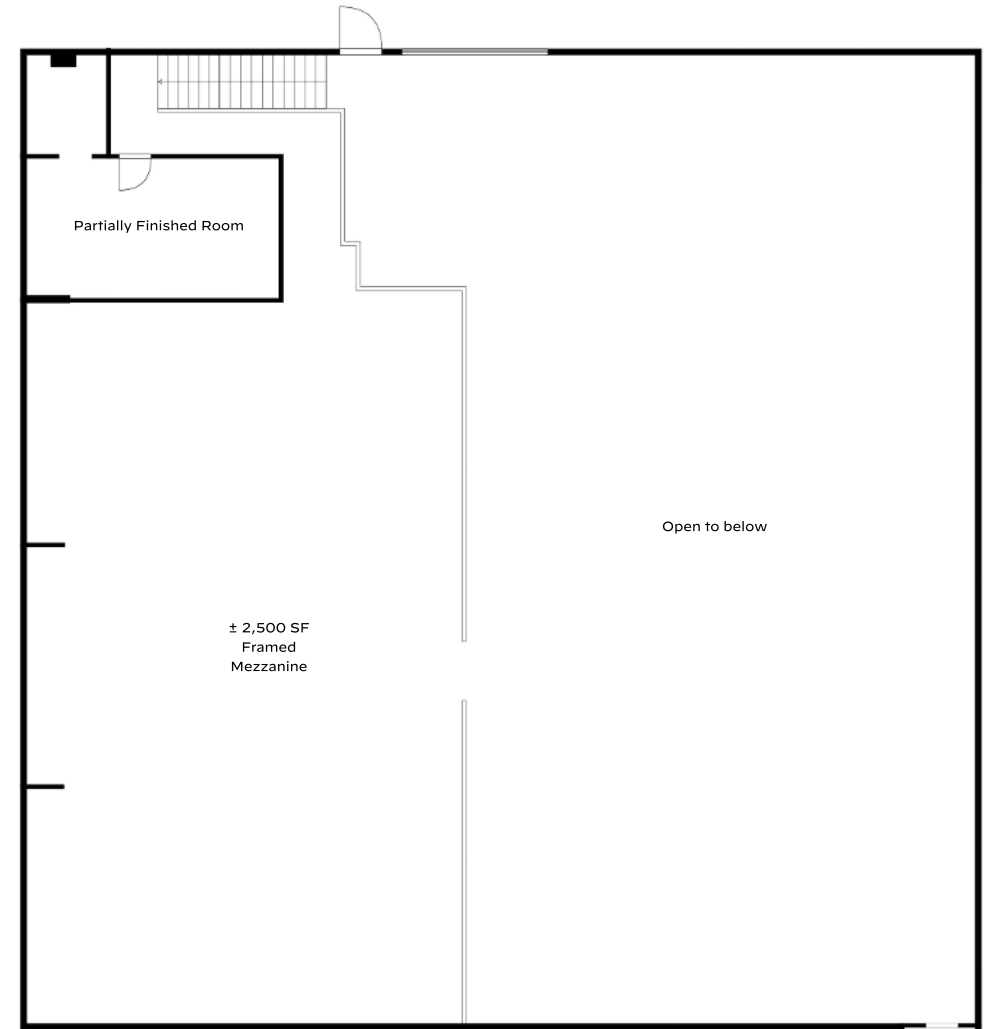
Space C2 - Interior



Space C2 - Interior



Space C2 - First Floor



Space C2 - Second Floor



Transaction Guidelines

1385 Antelope Road, Spaces A and C2 (the "Subject Property") is being offered for lease only on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the Subject Property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. A tenant may lease either space, or both if needed.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for the Subject Property, such LOIs should, at a minimum, include the following:

- Lease rate; asking is \$0.25/SF, NNN (Space A) and \$0.65/SF, NNN (Space C2)
- TI package, if any (only reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's business use of the Space

Please contact listing brokers Scott, Eli, and Caspian for additional information.

Scott King

Principal Broker / Owner

Eli Buma

Principal Broker

Caspian Hoehne

Licensed Broker

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