

OFFERING MEMORANDUM

FOR LEASE

Suite #106-110 - 3,000 SF

FLEX SPACE SMALL-BAY WAREHOUSES FOR LEASE

5594 Table Rock Rd, Medford, OR 97501 / www.Merit-Commercial.com / (541) 944-9967

Scott King
Principal Broker



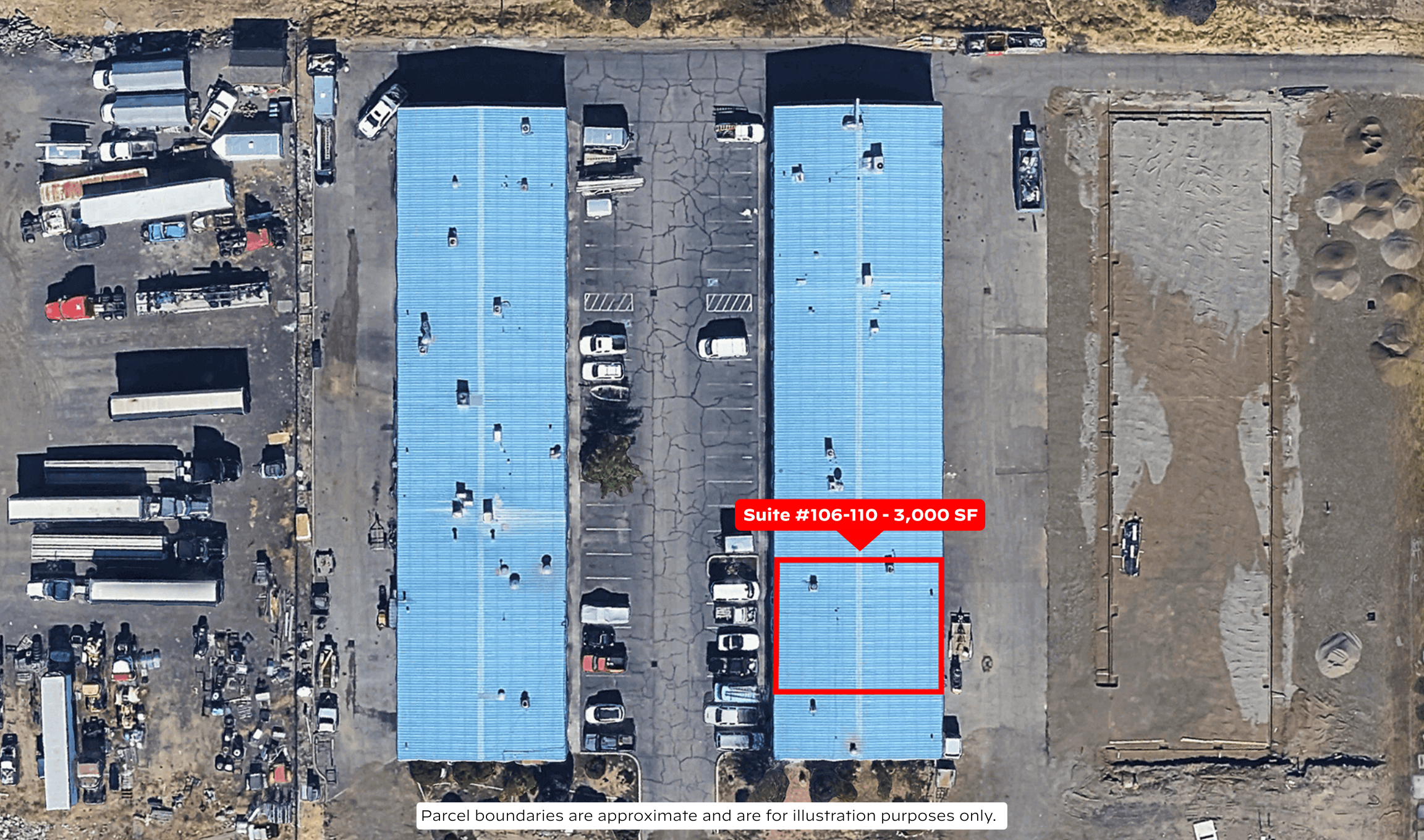
Caspian Hoehne
Licensed Broker

Executive Summary

Merit Commercial Real Estate has been exclusively retained to market for lease 5594-5598 Table Rock Road. The flexible small-bay warehouse spaces offer a wide variety of users an easy, well-located space to operate their business. Available as 3,000 SF, users will appreciate tall clear heights, efficient office space, private bathrooms, and 12'x14' overhead doors in each space. Conveniently located just off of Table Rock Road, the spaces are just ±7 minutes to direct I-5 access or Hwy 62 access. Prospective users should note that the 3,000 SF space is fully dividable to create (2) 1,500 SF spaces, if desired (TI package terms TBD). Photos herein are illustrative of the subject spaces only.

Availability:	Occupancy immediately available
Base Rent:	\$1.00/SF/Mo (\$12.00/SF/Yr) plus NNNs
TI:	Reasonable TI packages considered
Address:	5594-5598 Table Rock Rd, Medford, OR 97501
Zoning:	I-L (Light Industrial)
Space SF:	± 3,000 SF space
Access/Parking:	(2) 12'x14' overheads, (4) walk-in doors
Clear Height:	19' at peak, 17' at eaves
Restrooms:	Private restrooms in each space
HVAC:	Gas heat provided in warehouse, electric wall heat in office
Power:	3-phase 208-amp supplied to each unit
Utilities:	Water, sewer, & power are sub-metered for each space, tenant responsible for cost and upkeep.
Use Restrictions:	No activities possibly producing noxious fumes/odors, including marijuana-related uses. Landlord reserves right to approve desired use(s).



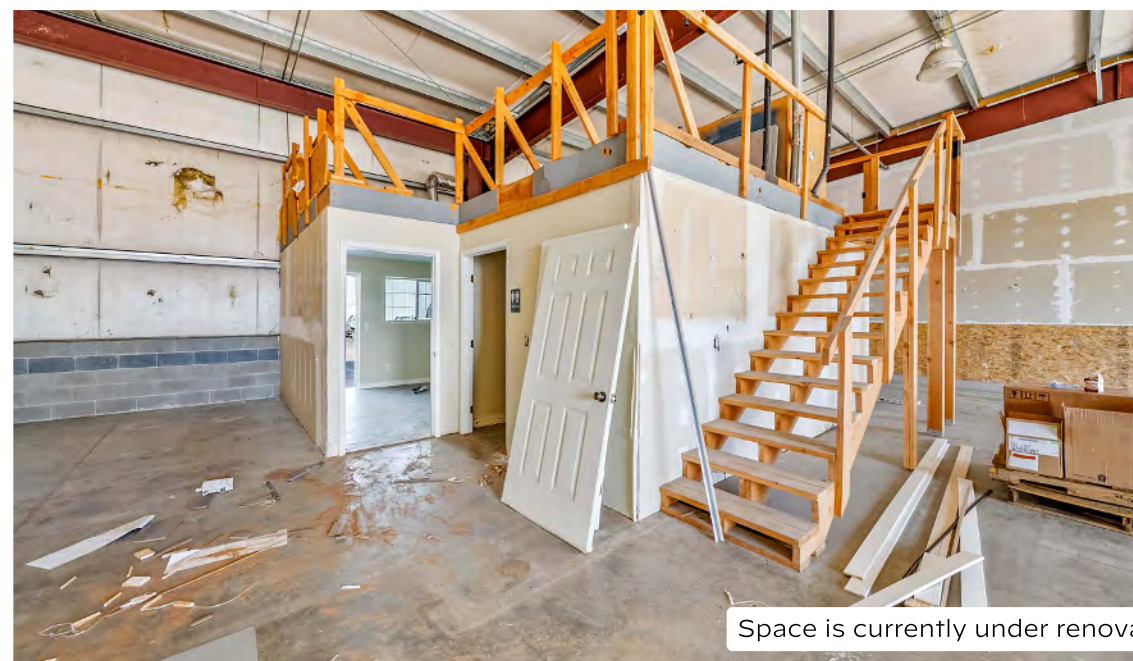


Suite #106-110 - 3,000 SF

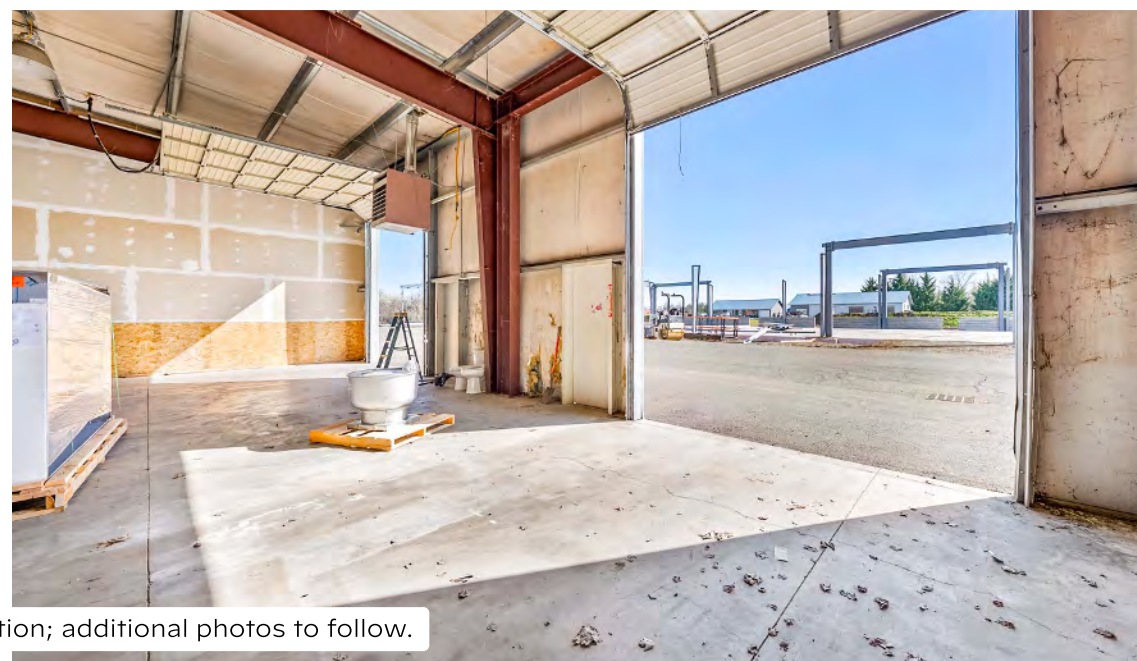
Parcel boundaries are approximate and are for illustration purposes only.

Subject Aerial

5594 Table Rock Rd | Merit Commercial Real Estate | 3



Space is currently under renovation; additional photos to follow.



Photos - Unit 106-110 (3,000 SF)



Photos - Unit 106-110 (3,000 SF)

Subject Property

Travel Times from Subject

Interstate 5: 7 mins / 2.7 miles

Hwy 62: 7 mins / 2.6 miles

Hwy 140: 9 mins / 4.0 miles



Region Overview



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 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, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

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.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

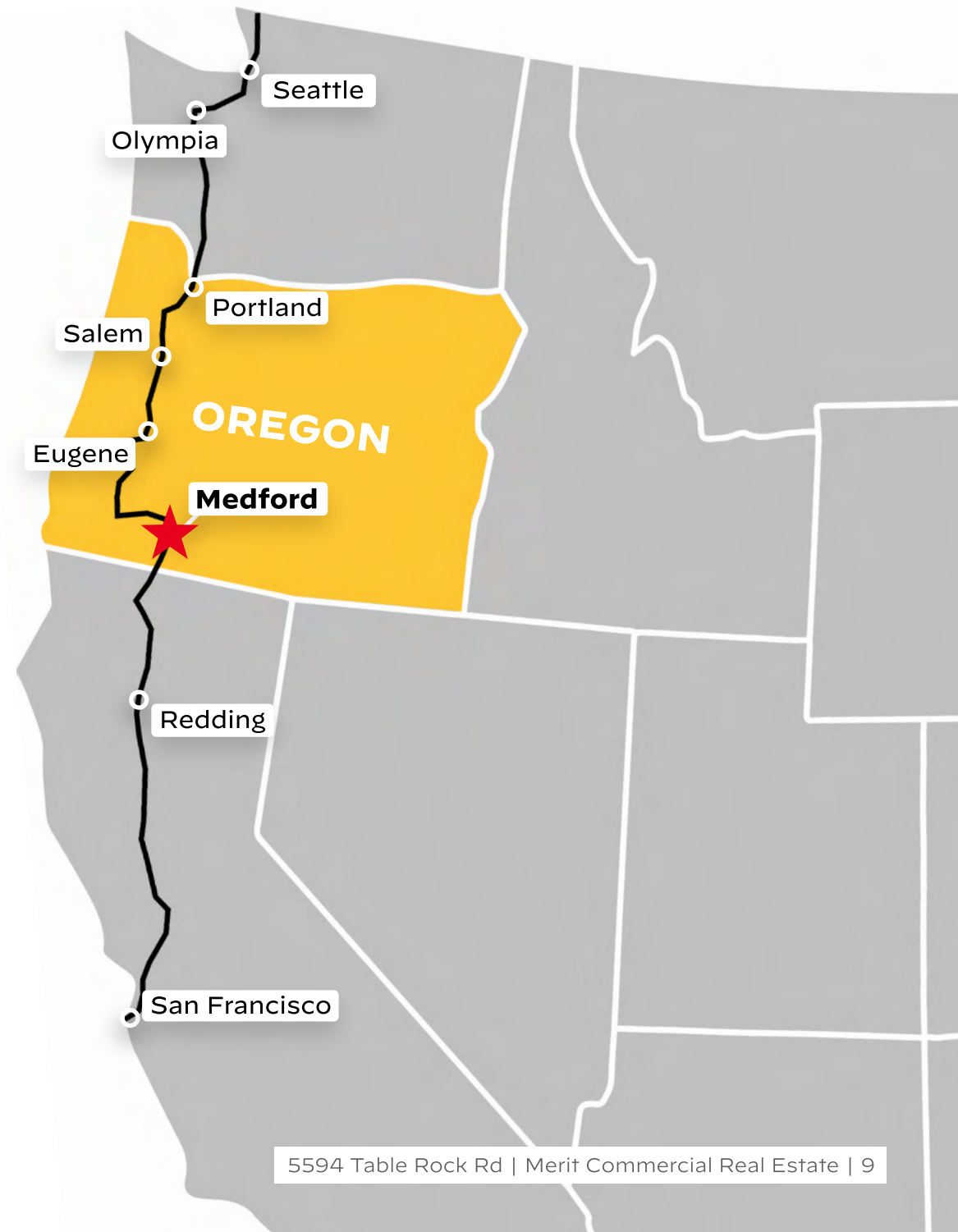
MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's dryer, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the Summer months.

Erickson, Inc.'s main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

5594-5598 Table Rock Road, Units #106-110 (the "Space") is being offered for lease 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 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.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative. Landlord reserves the right to suspend tours at any time with no notice. Landlord requires at least reasonable advance notice for any tours.

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

- Lease rate (asking rate is \$1.00/SF/Mo (\$12.00/SF/Yr) plus NNNs)
- TI package, if any (only small, reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use, description of their business

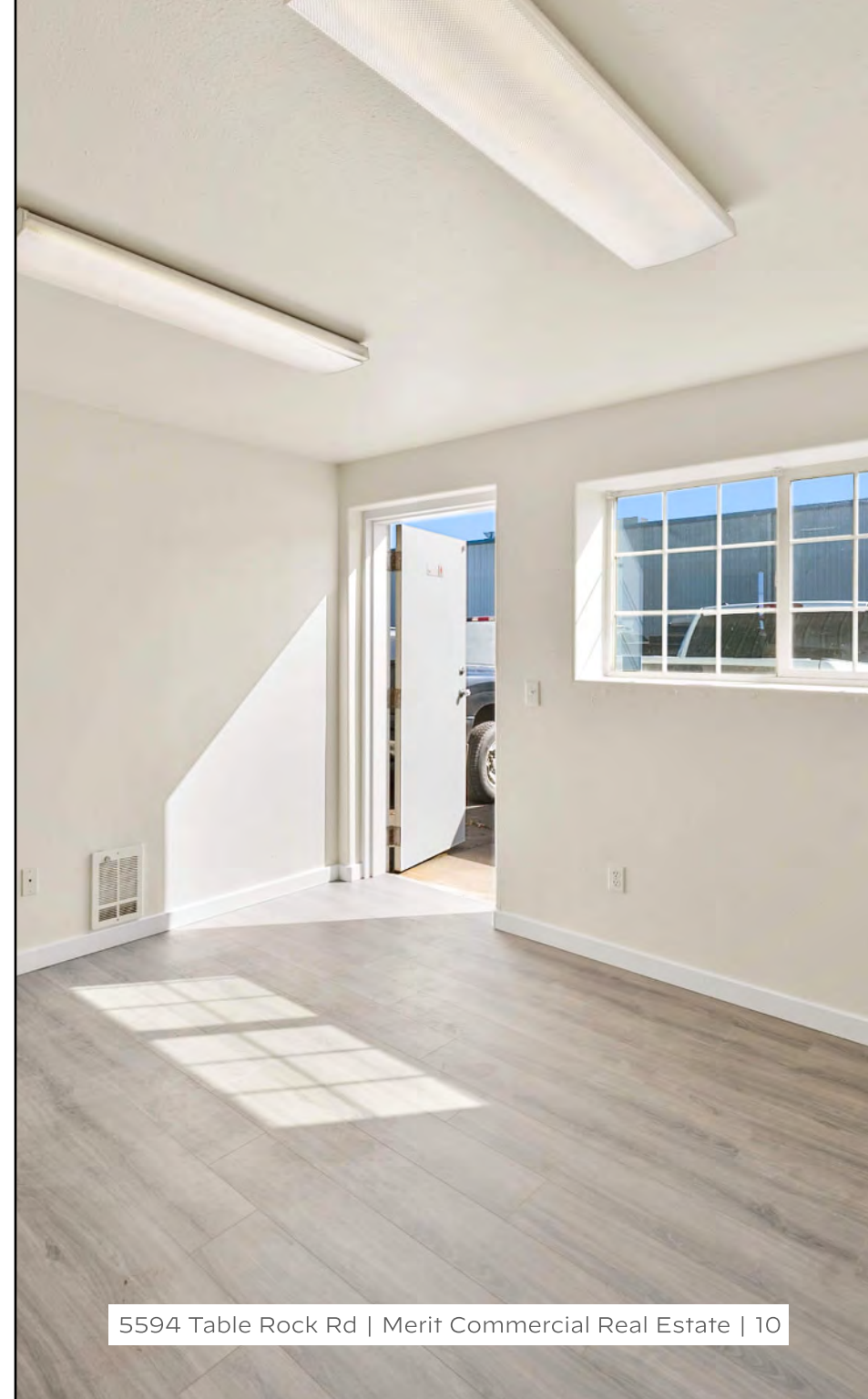
Please contact listing brokers Scott and Caspian for additional information.

Scott King

Principal Broker / Owner
(541) 890-6708
scottnking@gmail.com

Caspian Hoehne

Licensed Broker
(541) 944-9967
caspian@merit-commercial.com





Contact listing brokers for additional information.

Scott King | Principal Broker

(541) 890-6708

scottking@gmail.com

Caspian Hoehne | Broker

(541) 944-9967

caspian@merit-commercial.com