

OFFERING MEMORANDUM

FOR SALE



INCOME-PRODUCING INDUSTRIAL ASSET IN WHITE CITY, OR

1918 Bobcat Way, Medford, OR 97503

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Parcel boundaries are approximate and are for illustration purposes only.

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present 1918 Bobcat Way, a fully-leased income producing industrial asset located in White City, Oregon (the "Property").

The Property is situated on a 1.00 acre parcel with an efficient layout suitable for industrial uses. The building totals 10,000 SF and includes an interior demising wall dividing the structure into two standalone 5,000 SF units.

Unit 'A' - leased by Fastenal, a \$40B+ publicly traded company - consists of a total of 5,000 SF including approx. 4,400 SF of warehouse space, and a 600 SF enclosed office space with kitchenette and private restroom.

Unit 'B' - leased by CableCom, an established telecom infra contractor - includes the remaining 5,000 SF of building area and an additional fully fenced yard located on the southern end of the Property. See the following pages for income and lease abstracts.

The building features a highly functional interior layout and is equipped with nearly brand new infrastructure, including 3-phase 400-amp power, (3) 14' x 12' overhead doors, two electric Daikin mini-split

systems (one per unit, for offices), large gas heater in Unit A's warehouse, automated landscaping irrigation system, and a fully fenced rear yard.

The interior spaces both feature clear-span, 18.5' clear height warehouse spaces and a strong ratio of warehouse to office (12% and 22.5%, respectively). The office space within both units enjoy a private restroom, efficient private and open working areas, kitchenette or similar, and easy access to the front entry door.

Built in 2022, the building is part of a well-known industrial area and is a well-maintained asset.

The Property offers excellent access to major roadways throughout the Rogue Valley, including a ±9-minute/7.5-mile drive to Interstate-5 and a short ±3-minute drive to Highway 62.

The opportunity at 1918 Bobcat Way is clear for prospective buyers looking for exposure to an fully leased, modern, right-sized industrial asset in a growing area. Buyer is responsible for all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$1,620,000
Occupancy:	Currently occupied by two tenants Unit 'A': Existing lease ends 08/31/2029 Unit 'B': Existing lease ends 01/01/2028
Address:	1918 Bobcat Way, White City, OR 97503
Legal:	36-1W-19A TL 2209 APN 11008761
Annual Taxes:	\$12,420.23 (2025)
Zoning:	I-G (General Industrial)
Year Built:	2022 (3 years)
Gross Acreage:	1.00 ac (43,560 SF)
Square Feet:	10,000 SF (per County)
Office Space SF:	Unit 'A': 600 SF (12% of unit) Unit 'B': 1,125 SF (22.5% of unit)
Access:	1 right/left driveway off of Bobcat Way Fully fenced and manually gated ±0.35 acre yard located on southern end of the Property (3) 14' x 12' grade-level overhead doors
Clear Height:	18.6', clear span
Utilities:	Public water, sewer, power
Parking:	18 total marked parking stalls (1) ADA space
Construction:	Masonry exterior walls on 6" thick concrete slab foundation

Financial Summary - Rent Roll

Rent Roll - as of 1Q26

Tenant/Unit	Current Rent	Deposit	Lease Start	Lease To
Fastenal / Suite A	\$5,600	\$5,600	01/01/2024	08/31/2029
CableCom / Suite B	\$5,778.44	\$11,000	01/01/2024	01/01/2028
2 Units	\$11,378.44		\$16,600	

Information obtained from sources deemed reliable but not guaranteed. Subject to Buyer's independent verification. Buyer to complete all due diligence. Units are not specifically designated as "A" or "B", but are informally referred to as such for convenience.



Lease Abstract - Unit A (Fastenal)

1. Leased Area

5,000 SF Unit A, together with improvements located on western part of 1918 Bobcat Way, Medford, OR 97503.

2. Base Rent

Current monthly base rent of \$5,600.00 (\$1.12/SF/Month).

3. Original Term

(5) Five years from the Effective Date of 01/01/2024 (ending 01/01/2029).

4. Extension Options

(1) 5-year extension option with minimum of 90 days notice to Landlord, with base rent for the renewal term to be agreed upon at time of such renewal (further explained in Section 1.3.2 of the Lease), but in no event shall the monthly rent be less than \$6,000.

5. Tenant Responsibilities

Tenant shall maintain and repair building systems and the entire leased area as needed, maintaining the same condition as prior to occupancy.

6. Landlord Responsibilities

Lessor is not responsible for any maintenance, repairs, or alterations to the leased area following possession. Landlord is responsible for maintaining the structural integrity of the building exterior walls, foundation, roof, sprinkler system.

7. Utility Costs

Landlord pays property tax and all utilities as due.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.



Lease Abstract - Unit B (CableCom)

1. Leased Area

5,000 SF Unit B, together with a fully fenced ± 0.35 acre yard on southern end of the Property and improvements located on the eastern part of 1918 Bobcat Way, Medford, OR 97503.

2. Base Rent

Starting 01/01/2026, monthly base rent shall is \$5,778.44/Month (\$1.16/SF/Month), increased from original base rent of \$5,500.00/Month. Annual Increases adjusted upwards by 2.5% for following years.

3. Original Term

Four years from the Effective Date of 01/01/2024 (ending 01/01/2028).

4. Extension Options

One remaining extension options with minimum of 90 days notice to Landlord, with base rent for the renewal term to be adjusted upwards annually by 2.5% (further explained in Section 1.3 of the Lease).

(*initial term for 2 years, extended, through use of first one option to extend, for an additional 2 two years on 11/30/2023; new expiration date changed to 01/01/2028.)

5. Tenant Responsibilities

Tenant shall maintain and repair building systems and the entire leased area as needed, maintaining the same condition as prior to occupancy.

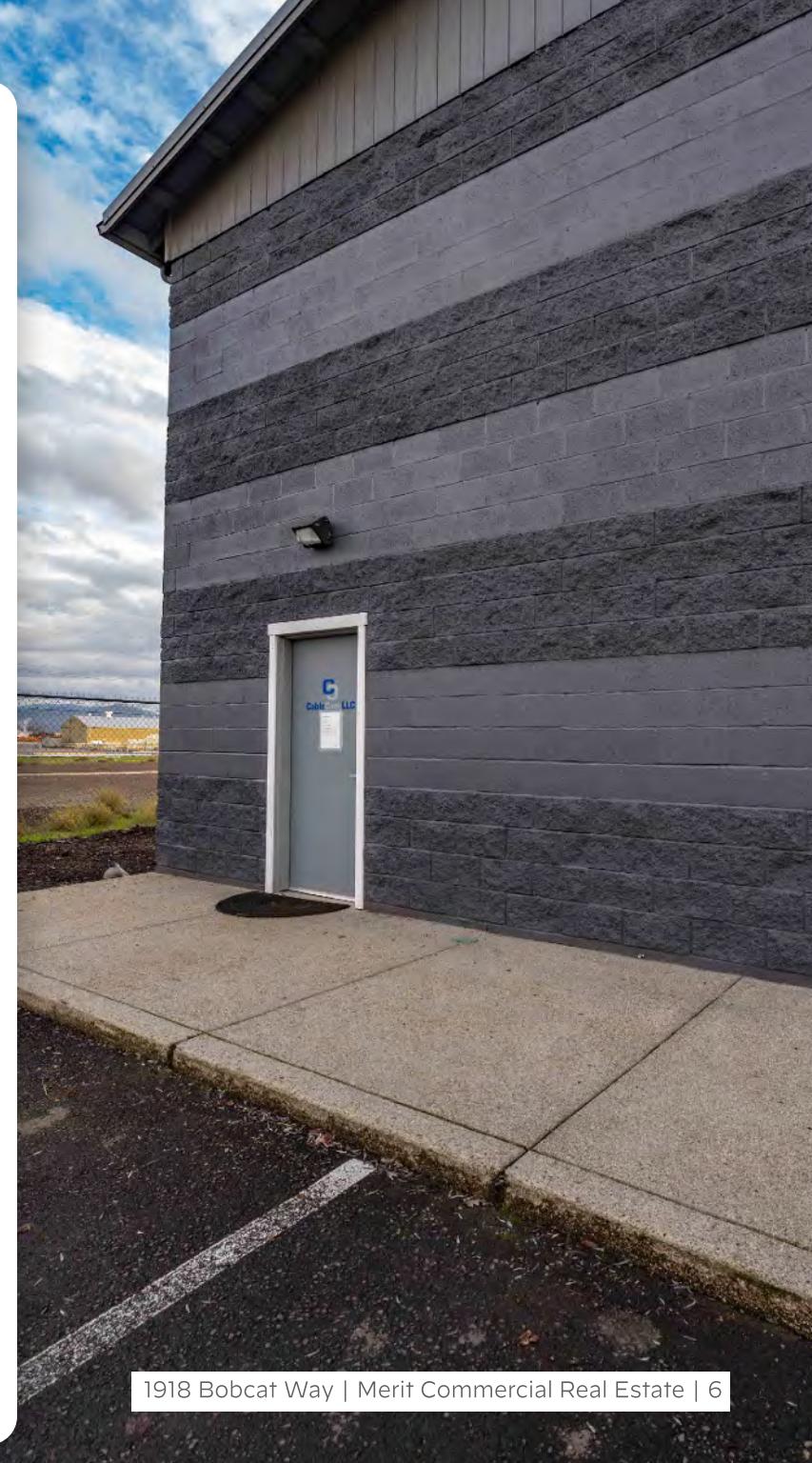
6. Landlord Responsibilities

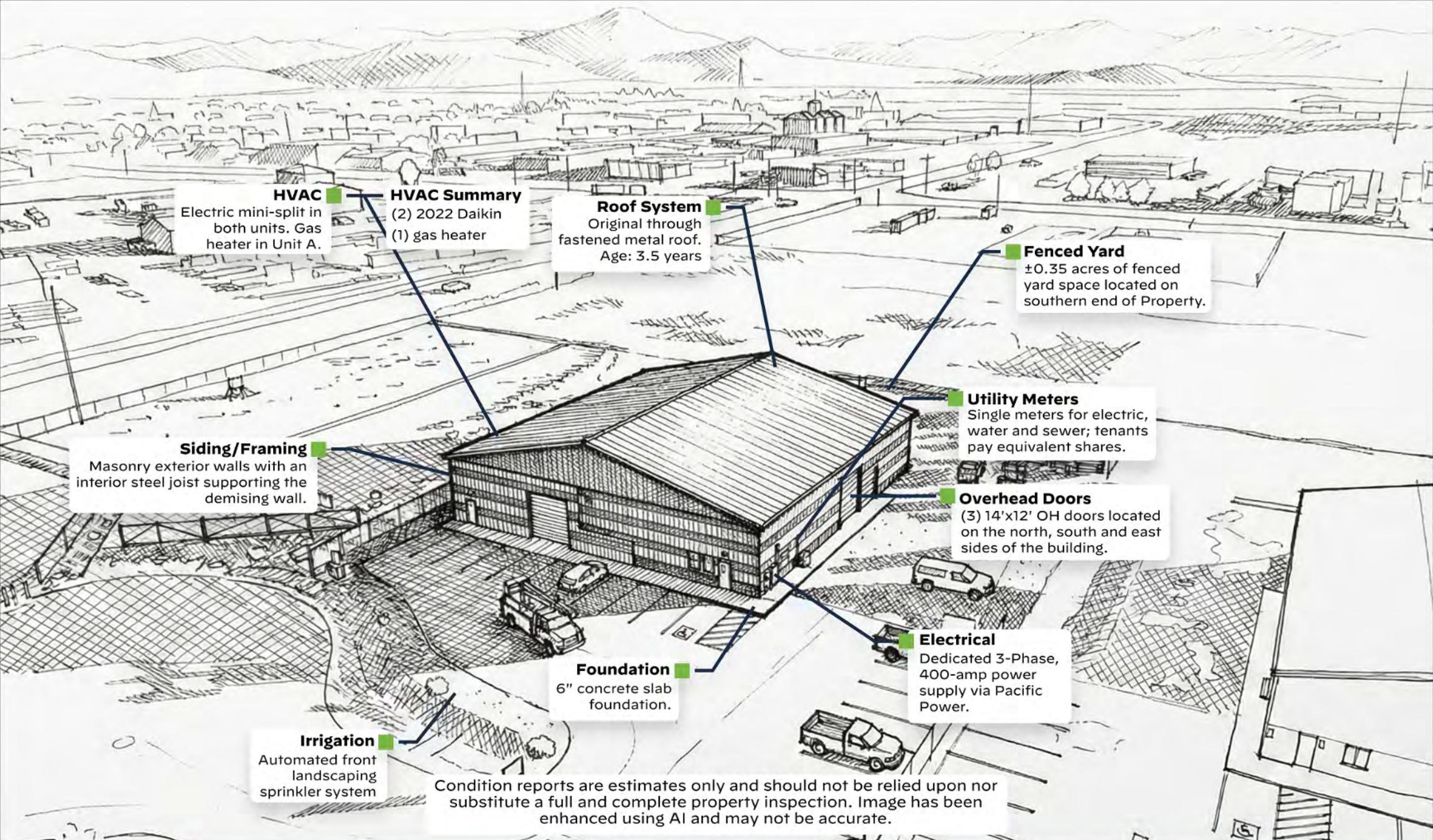
Lessor is not responsible for any maintenance, repairs, or alterations to the leased area following possession. Landlord is responsible for maintaining the structural integrity of the building exterior walls, foundation, roof, sprinkler system.

7. NNN Charges

Tenant reimburses pro rata property taxes and one-half of all utilities.

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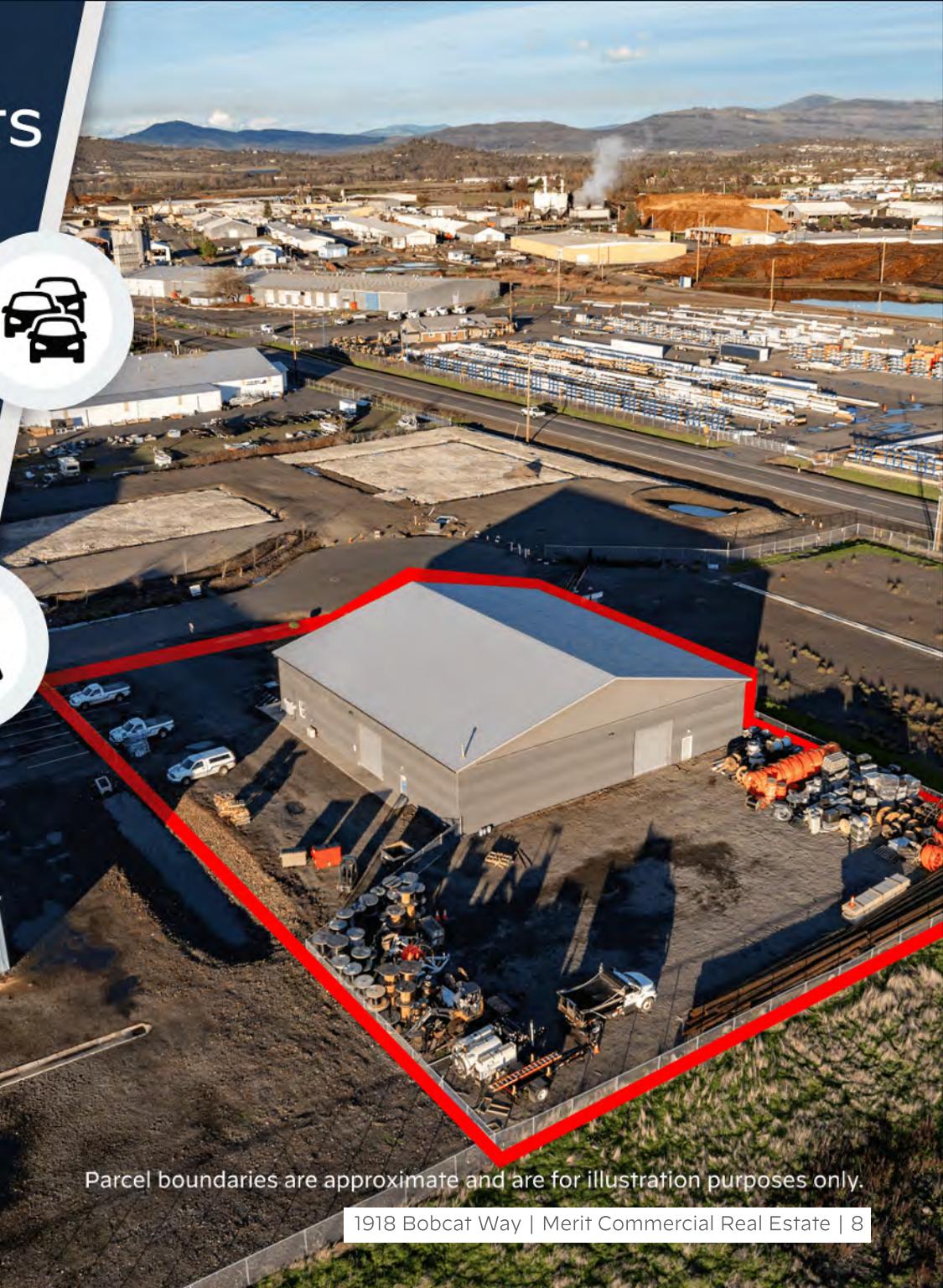


Systems and Infrastructure Overview

Investment Highlights

Newer Construction

Built in 2022, 1918 Bobcat Way features modern building systems and construction, which results in minimal deferred maintenance and lowers capital expenditures. Both units enjoy highly functional layouts with good warehouse and office ratios, ideal for a wide variety of other future tenants, if ever needed.



Convenient Access

The Property is located just off of Antelope Road, White City's industrial 'main street', serving as the arterial connecting the dozens of industrial companies in the area. The Site is a short 9 minute / 7.5 mile drive to Interstate-5 access, allowing for easy transportation of inventory and product.

Income-Producing Asset

1918 Bobcat Way is fully leased to two established tenants providing historically reliable cash flow. This structure of leases provides stable income and long-term upside.

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Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	I-L (Light Industrial) External link to Medford Zoning Code
City Limits:	Yes, inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	Former mill site with engineered fill
Soils:	6B - Agate-Winlow Complex
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Fire District #3
School District:	549C (Medford)
Airport:	N/A
Air Quality Mgmt:	Outside of AQM Area
Wildfire Hazard:	No
Vernal Pools:	Yes, developed
Natural Area:	Agate Desert

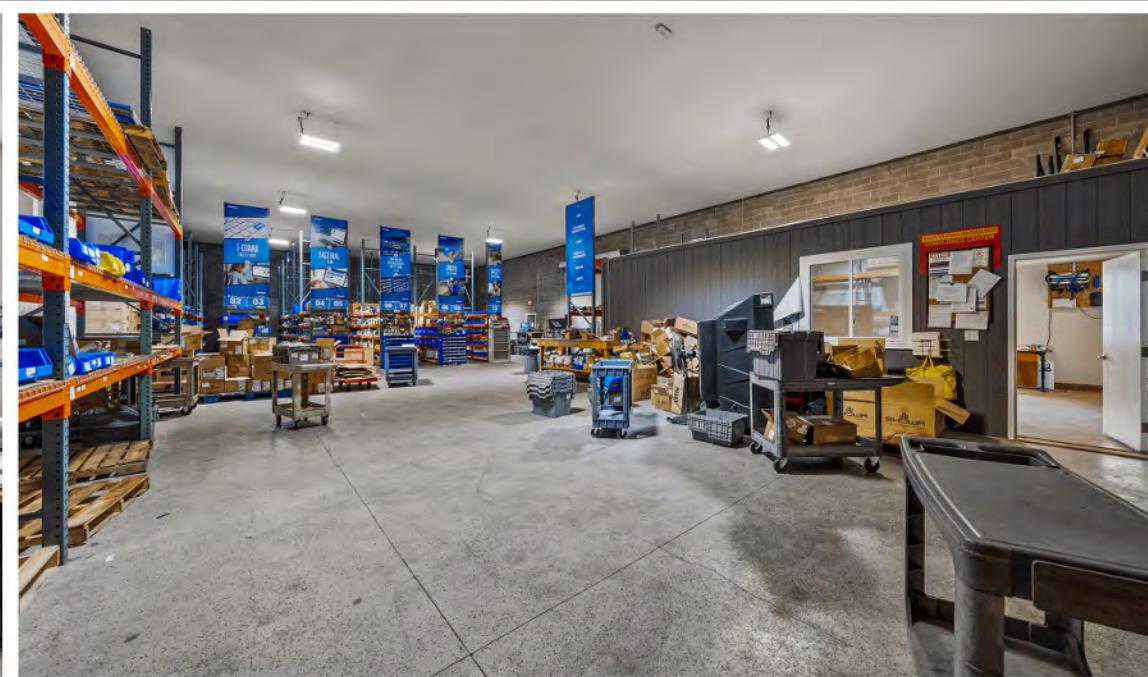


Subject Property Aerial

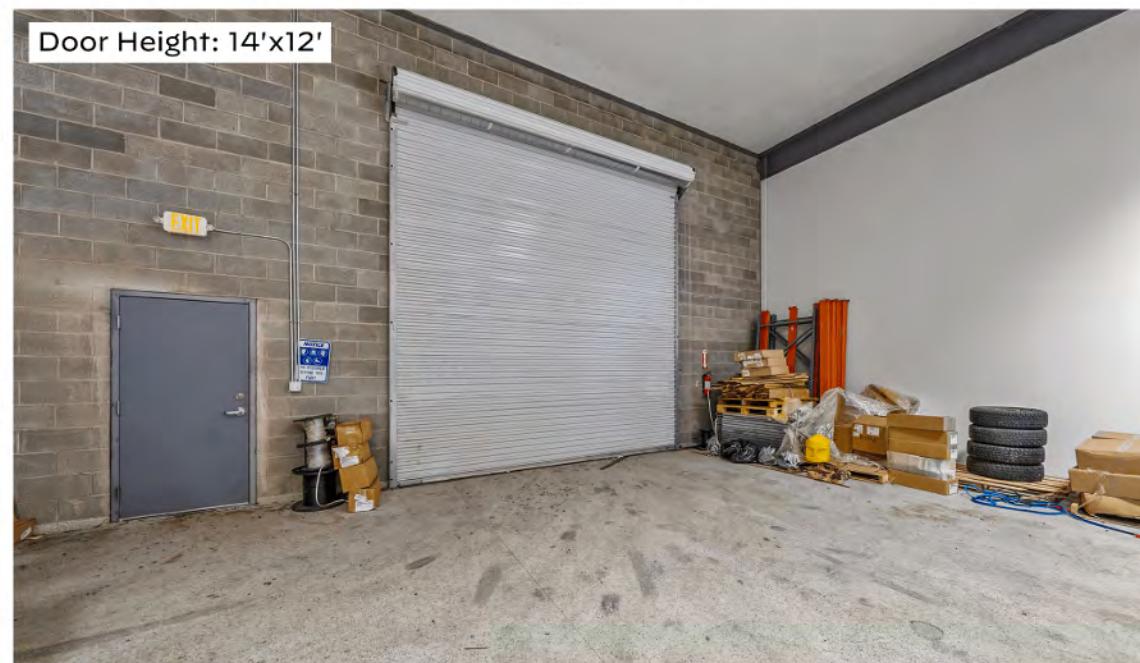


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Subject Photo - Exterior



Unit A (Fastenal) - Interior



Unit B (CableCom) - Interior



Corporate Neighbors

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Region Aerial - White City



Region Aerial - White City

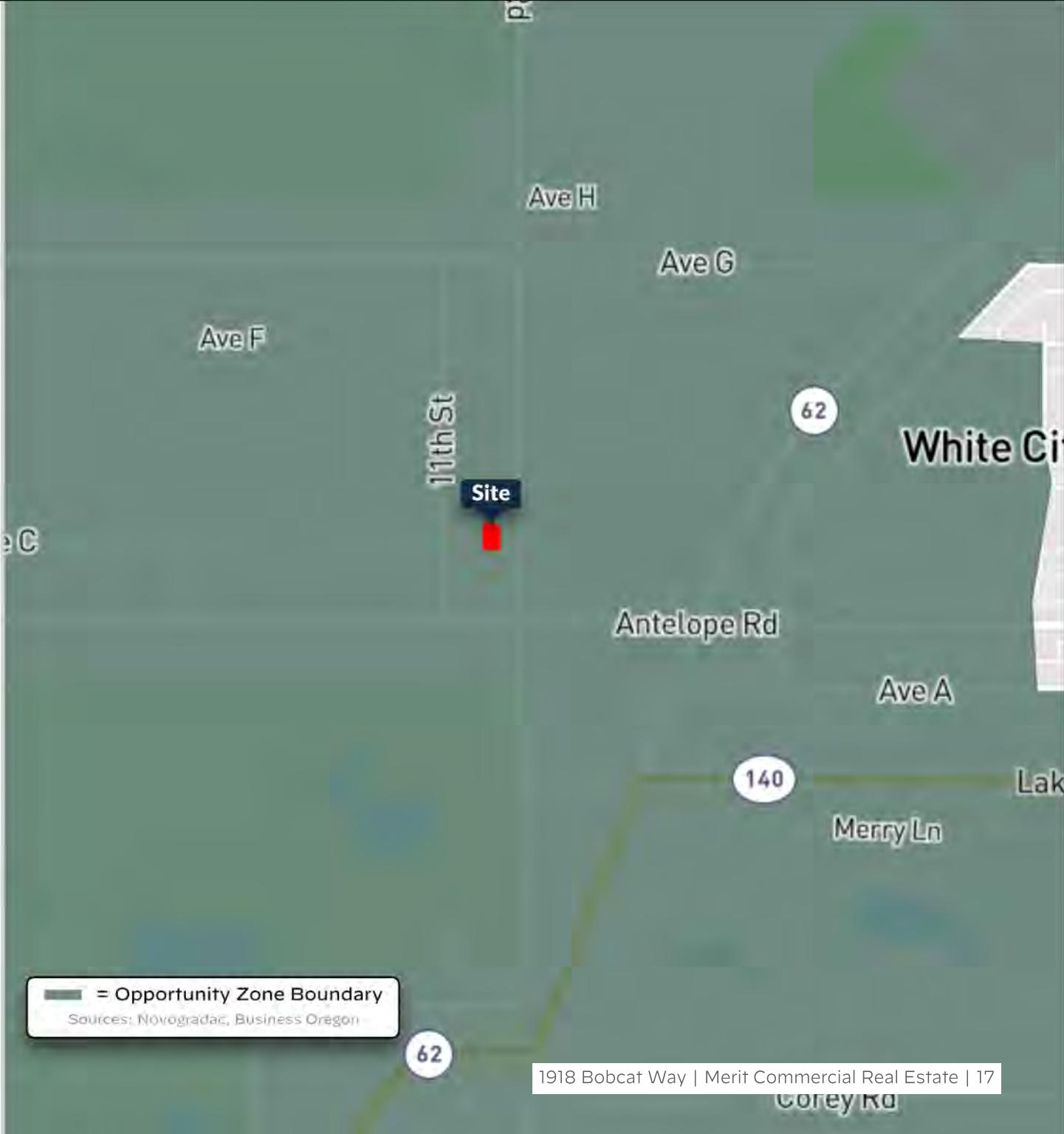
Opportunity Zones

1918 Bobcat Way is located within a federal

Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 1918 Bobcat Way this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

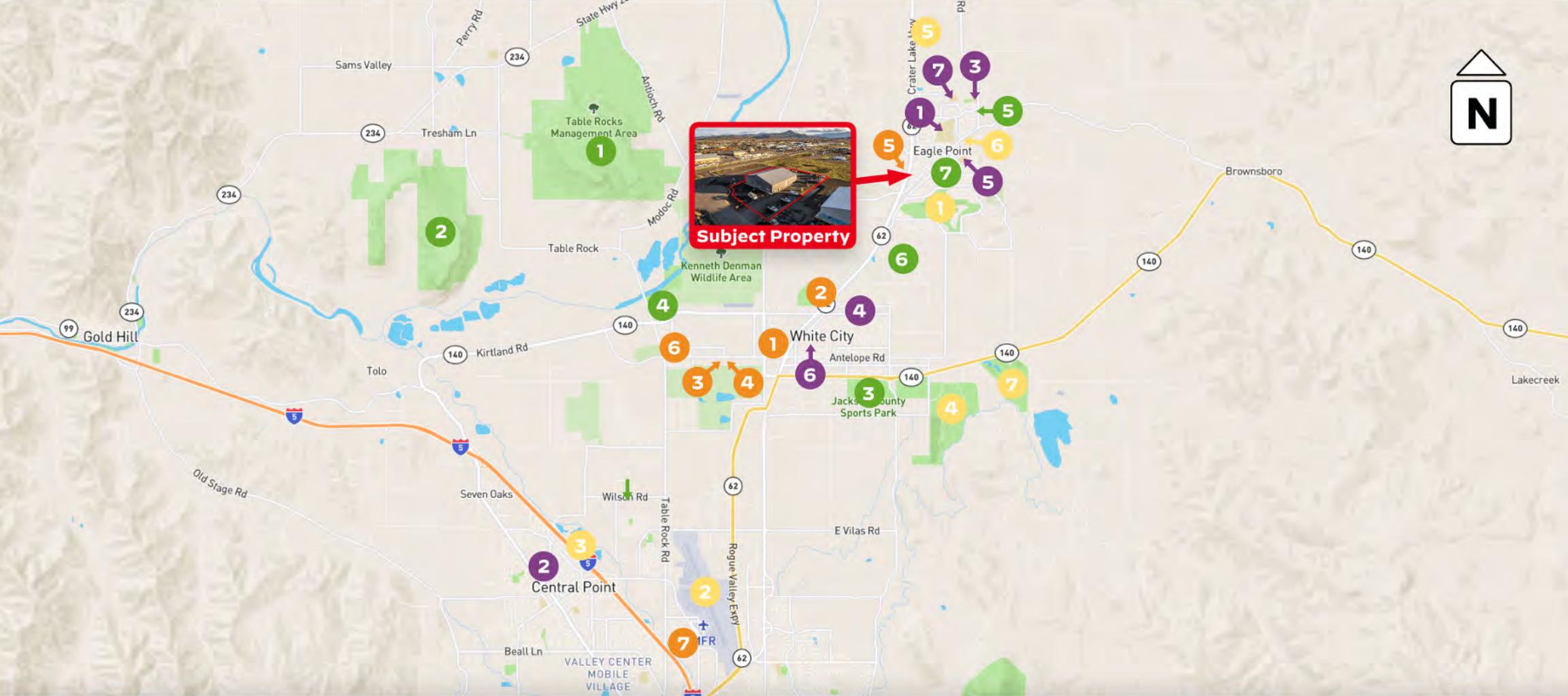
Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation would not apply. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.



Market Summary

	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
Personal/Education	Bachelor's Degree	24.5%	25.1%	36.0%
	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%
Housing	Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are not guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.			





Greenspace / Parks

- 1 Upper Table Rock
- 2 Lower Table Rock
- 3 Jackson County Sports Park
- 4 Touvette State Recreation Site
- 5 Chamberlain Park
- 6 Lucas Park
- 7 Outback Field

Schools

- 1 Eagle Point High School
- 2 Crater High School
- 3 Eagle Point Middle School
- 4 White Mountain Middle School
- 5 Hillside Elementary School
- 6 Table Rock Elementary School
- 7 Eagle Rock Elementary School

Major Employers

- 1 Boise Cascade
- 2 VA Rehabilitation Center
- 3 Metal Masters
- 4 Biomed Diagnostics
- 5 Walmart
- 6 Rogue Community College
- 7 C&K Market

Landmarks

- 1 Eagle Point Golf Course
- 2 Rogue Valley International Airport
- 3 Jackson County Expo
- 4 Southern Oregon Speedway
- 5 The Wood House
- 6 Butte Creek Mill
- 7 Stone Ridge Golf Club





Lower Table Rock



White City Industrial Area



Rogue River



White City, OR History and Profile

White City, Oregon - White City is an unincorporated community located in Southern Oregon, known for its unique blend of natural beauty, intriguing history, and successful industrial sector. Located at the junction of OR Route 62 and OR Route 140, White City is just north of Medford, the fourth largest metropolitan area in Oregon.

Originally established as Camp White, a military training facility during the interwar years of WWII, the site laid the groundwork for what became White City. After the war, its infrastructure supported the growth of the Southern Oregon timber industry and fueled post-war expansion. In 1960, the area was renamed White City to reflect the surrounding unincorporated community.

Economically, White City is known for its diverse base, with manufacturing, healthcare, social assistance and retail being significant contributors. The city is home to the US Department of Veterans Assistance Hospital which serves the majority of Southern Oregon. The industrial sector has performed increasingly well, anchored by Biomed Diagnostics, Metal Masters, and Boise Cascade which are all significant employers of White City.

The area has a strong sense of community as well as a diverse economy. Within an 18 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, Touvelle State Recreation Area, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, White City 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 Sacramento. 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.

Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, 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 drier, 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.

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



Transaction Guidelines

1918 Bobcat Way is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate 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 must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

Interest to be Transferred: Leased Fee, via Special Warranty deed.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

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