

OFFERING MEMORANDUM

— FOR SALE —

INDUSTRIAL ASSET W/ DOCKS NEAR I-5 IN MEDFORD, OR

725 South Grape Street, Medford, OR 97501

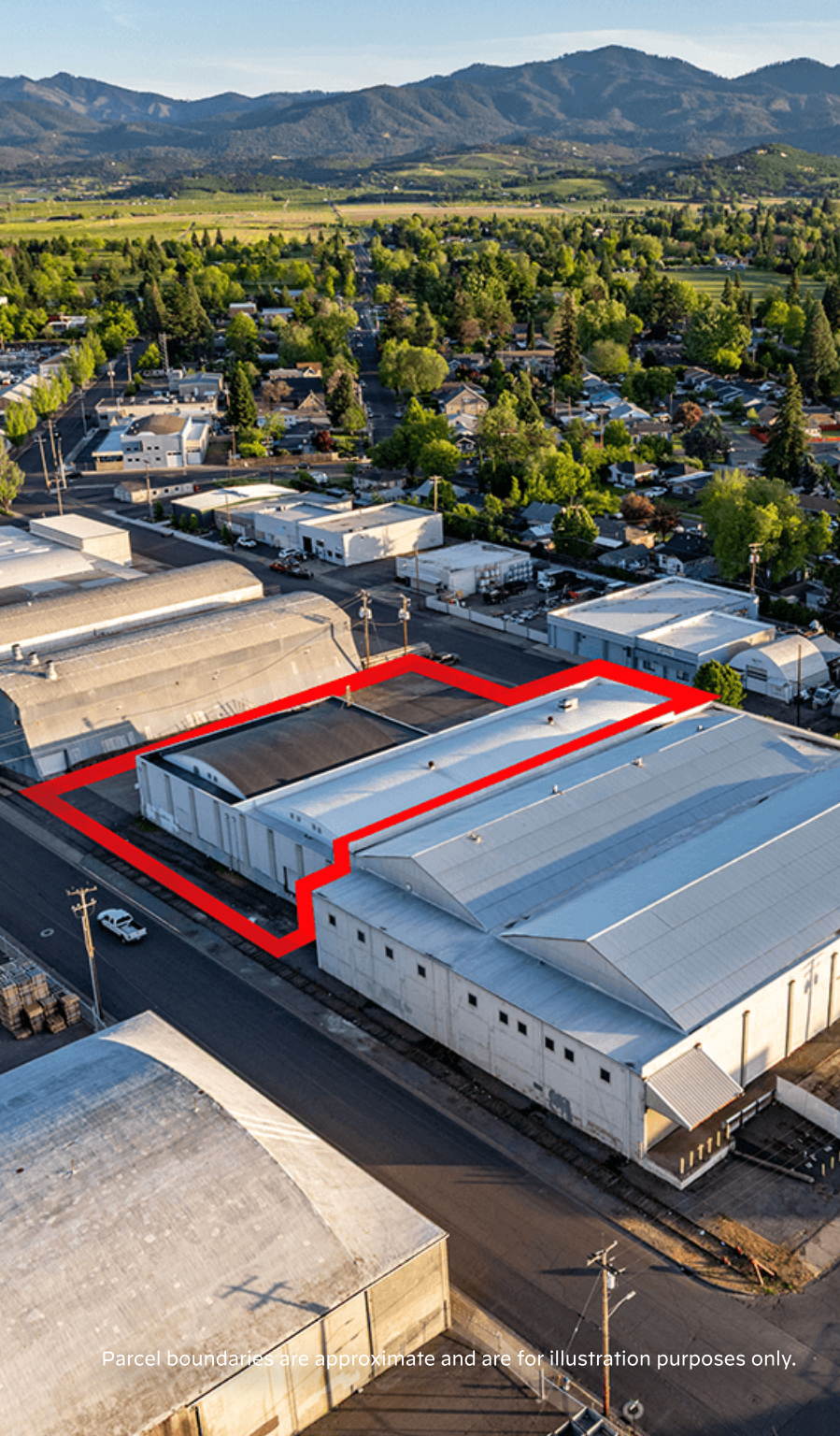
www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

Guaranteed human-originated content
Minimal AI content in OM ✓

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: [MERIT-COMMERCIAL.COM](https://merit-commercial.com)

SCOTT KING

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

CASPIAN HOEHNE

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

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **725 S Grape Street**, a centrally located industrial warehouse in Medford, Oregon (the "Subject").

Prospective buyers should note that the Property could be purchased with the adjacent parcel to the north, addressed as 715 S Grape Street, which includes two additional warehouse bays encompassing nearly 30,000 SF of additional industrial space.

The Subject is situated on a 0.89 acre parcel and includes two side-by-side tilt-up concrete buildings, both served by a highly usable ±0.26 acre fenced concrete yard. Combined, the buildings encompass ±17,976 SF of usable industrial space.

"Bay 1" includes a large functional office area, and access to an expansive clear-span warehouse, as well as a large unfinished mezzanine space. Access to the adjacent property (715 S. Grape St - also available for sale) is currently possible through the interior of Bay 1.

"Bay 2" was previously a fully insulated cold storage facility, and sits directly to the south of Bay 1 on the same parcel. Employee access is mainly through a small office area which includes two restrooms, and leads to the expansive clear-span warehouse space. Excess interior insulation and refrigeration equipment has been removed.

As a strong highlight of the Subject, users will enjoy a dedicated loading area, featuring an open-air recessed truck well

with four dock-high (45") loading positions, each with a powered dock leveler. Currently, the docks are uncovered, allowing a straightforward value-add for a user to cover or weatherproof the docks.

The exterior yard is accessed via the dock positions on the east side, or a gate system on the west side from South Grape Street. As a wide open yard with a mix of concrete and asphalt surface, this significantly improves flow of product and secure on-site storage.

The location of the Subject supports strong connectivity and is strategically located in central Medford. The Subject is a short 5-minute or 1.5 mile drive to Interstate-5 access, and also enjoys 3 unimpeded left or right-turn driveways off of S Fir Street and S Grape Street making the facility a desirable distribution location.

The buildings infrastructure and systems are suitable for a wide variety of general industrial uses. The building is equipped with 800 amps of 480v three-phase power, providing capacity for manufacturing, distribution, or other industrial uses.

Prospective buyers should note that the Subject is located within an Opportunity Zone, offering potential tax advantages.

The opportunity at 715 S Grape Street is clear for prospective buyers. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$1,275,000
Occupancy:	Delivered vacant
Address:	725 S Grape St, Medford, OR, 97501
Legal:	37-1W-30CD TL 5400 APN 10375213
Annual Taxes:	\$9,182.54 (2025)
Zoning:	I-G (General Industrial)
Land Area:	0.89 ac (45,738 SF)
Year Built:	±1960 (66 years)
Square Feet:	±17,976 SF (per County)
Access:	2 full-movement driveways on Fir & Grape
Clear Height:	Ranges 18' - 23'. Fully clear span bays
OH Doors:	Bay 1: (1) 14'x16'; (1) 9.5'x8' dock door; (1) 15'x12'. Bay 2: (1) 8'x10'
Yard/Loading:	Full perimeter chain link fencing and manual gate located on the eastern side of the Property. ±0.26 acre concrete yard.
Loading Docks:	The Property includes a high-quality, exterior loading dock station with a large truck well, 4 dock-high stations, each with a leveler. 45" dock height.
Utilities:	Property is connected to municipal utility lines, provided by Medford Water Commission, Pacific Power, and Avista natural gas.
Parking:	6 marked parking stalls located on the western side of the Property. Ample on-street parking is also available.
Construction:	Tilt-up concrete buildings on slab foundation, ±6" slab thickness. Exterior siding is mix of exposed and painted structural concrete.

Investment Highlights

Combined Asset Potential

Prospective buyers may also purchase the adjacent property to the north, 715 S Grape Street. This property includes $\pm 29,708$ SF of warehouse space, including two bays, exterior dock loading, and additional improvements for prospective buyers seeking additional space for operations. The offering price for 715 S Grape Street is currently \$1,875,000.



Central Location

As a rare public offering, 725 S Grape Street is a centrally located industrial warehouse in central Medford, providing strong connectivity to both southern Oregon and northern California. The Property is a short 5-minute or 1.5 mile drive to Interstate-5 access, and enjoys 2 unimpeded left or right-turn driveways off of S Fir Street and S Grape Street.

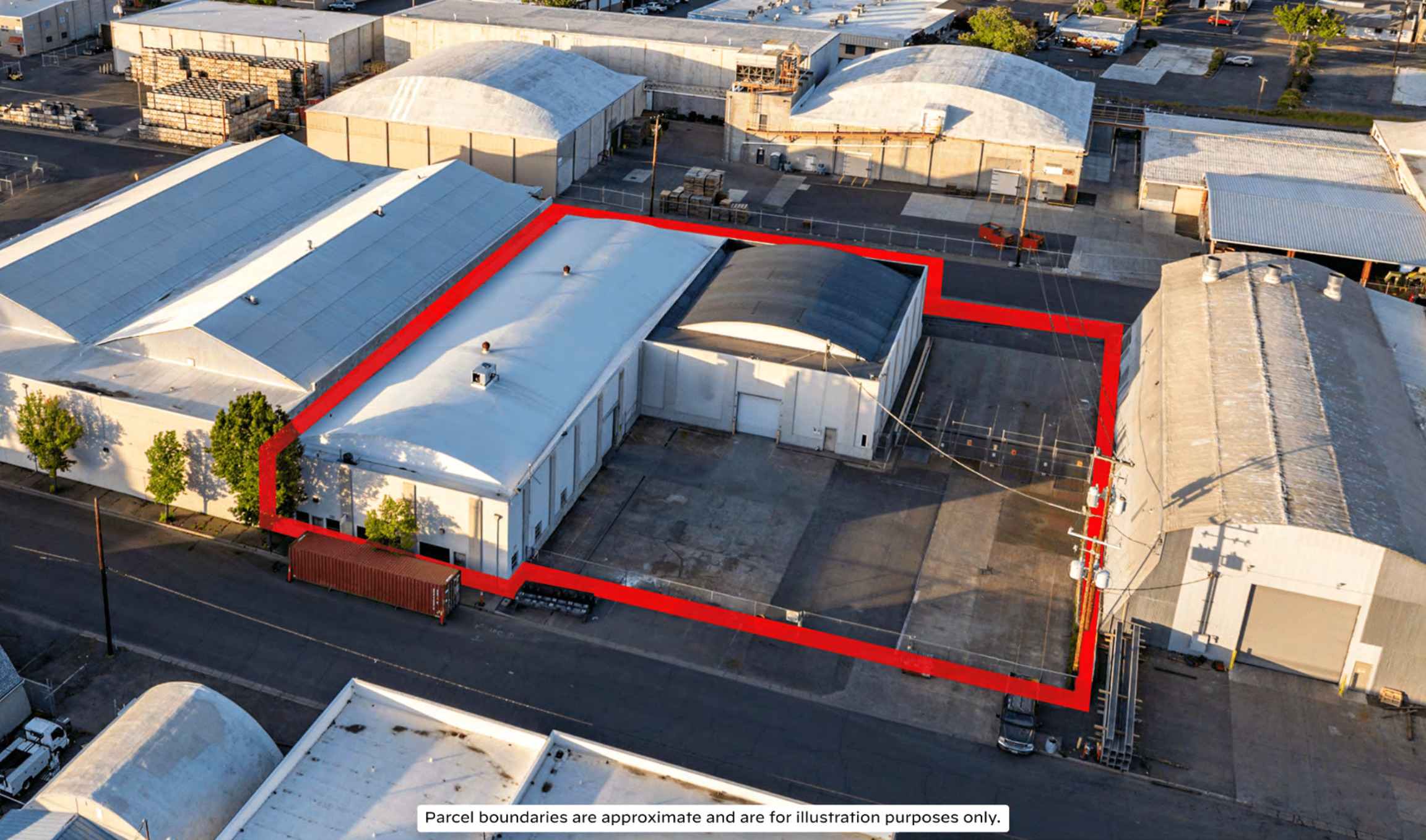


Functional Building Layout

The building features $\pm 17,976$ SF of functional warehouse space with two bays, three overhead doors of various sizes, a 9.5'x8' dock door, and an exterior loading dock, all allowing for efficient loading and distribution.



Parcel boundaries are approximate and are for illustration purposes only.



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Subject Photo - Exterior

Electrical Systems

Power service appears to be 800 amps of three-phase 480v. Electrical system includes a Square D I-Line panelboard, HCM series, rated for 800A. The panel includes multiple service disconnects/breakers, high-voltage labeling, conduit feeds, and an adjacent Square D electrical cabinet/panel serving building loads including dock lights, air compressor, and sub-panel feeds. Various additional subpanels are located in Bays 1 and 2. Exact current power supply is not verified. All interior lighting updated to high-efficiency LED in 2024.

Building Structure Summary

The structures are tilt-up concrete on slab foundations, with a reported 6" slab thickness (not verified). Both buildings include fixed and single-hung windows with wooden frames and single-pane glass. Exterior siding is a mix of painted and exposed structural concrete. The clear height for both buildings ranges from approximately 18' minimum to 23' maximum. Both buildings were reportedly built in 1960 (66 years).

Plumbing Systems

Supply line and distribution line materials are unknown but appear to be functioning. Waste line material appears to be galvanized steel with no glaring plumbing issues. There are multiple compact American Water Heater Co. 6-gallon gas-fired water heaters.

Established Access

The Property is a short 5-minute or 1.5 mile drive to Interstate-5 access, and also enjoys 2 unimpeded left or right-turn driveways off of S Fir St and S Grape St. There is a fully fenced yard located on the southern end of the Property.

Roof System

The roof of the Property includes vinyl wrapping and roofing material over the wood-frame roof structure. The northern half of the roof is ±8-10 years old and the southern half is nearly brand new, ±1 years old. All roof systems appears to be in water-tight, functional condition. Gutter system includes scuppers into exterior downspouts.

HVAC System Summary

HVAC system includes a Trane packaged natural gas unit manufactured in 2011 and an RTU over Bay 1 (specs not verified). Other HVAC systems located within the warehouse area include ceiling-mounted circulation/propeller fans, insulated piping, and gas shutoff valves.

Overhead Doors Summary

The building features 4 OH doors total: (1) 14'x16'; (1) 15'x12'; (1) 8'x10'; and (1) 9.5'x8' OH door.

Loading Dock Summary

The Property benefits from a loading dock with 4 dock-height (45") loading positions, large recessed truckwell, Nordock gate system, and 4 powered deck levelers located on the southeastern side of the Property.

Yard Area Summary

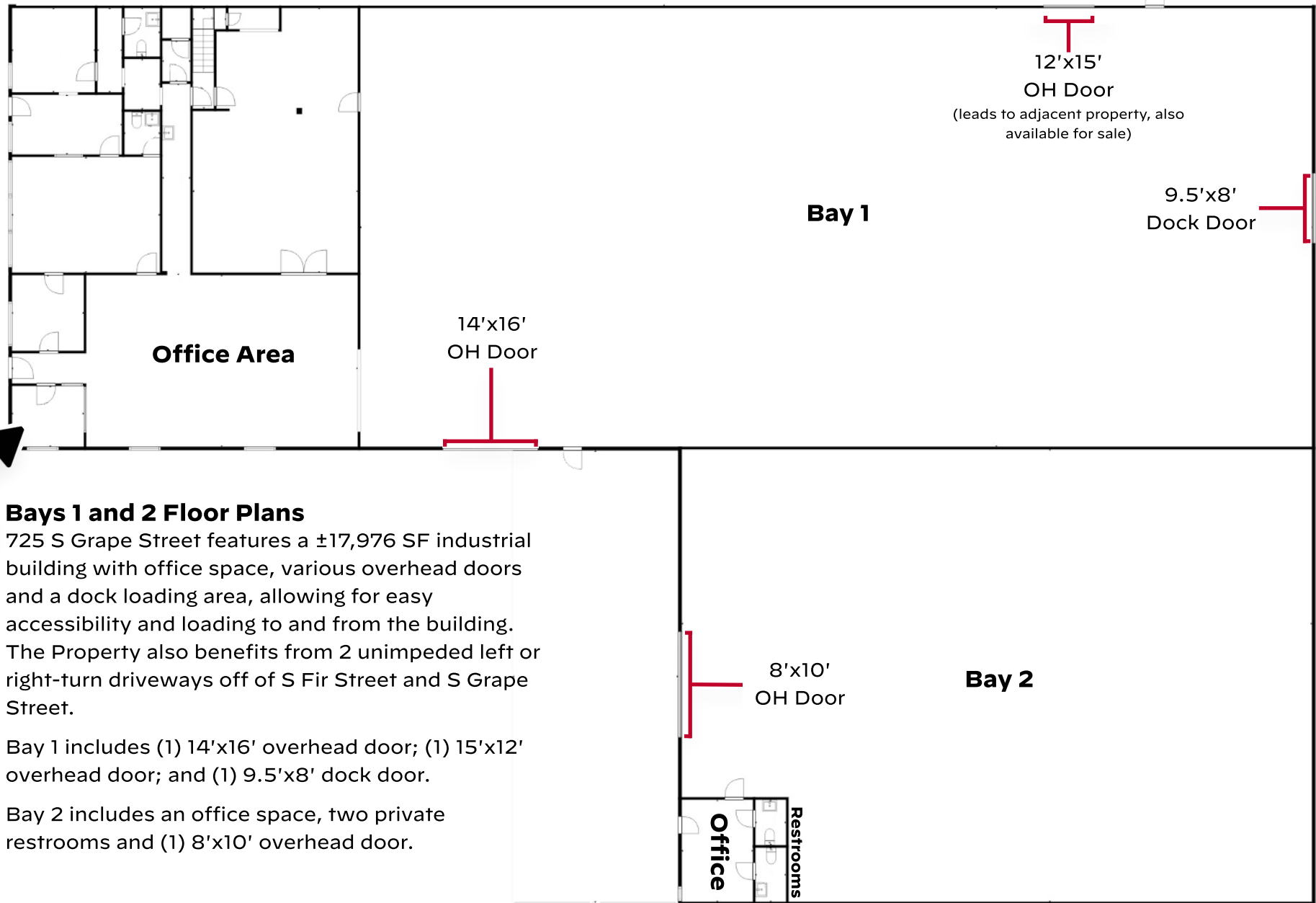
Full perimeter chain link fencing and manual gate located on the eastern side of the Property.

Utilities Summary

Property is connected to municipal utility lines, provided by Medford Water Commission, Pacific Power, and Avista natural gas.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview



Bays 1 and 2 Floor Plans

725 S Grape Street features a ±17,976 SF industrial building with office space, various overhead doors and a dock loading area, allowing for easy accessibility and loading to and from the building. The Property also benefits from 2 unimpeded left or right-turn driveways off of S Fir Street and S Grape Street.

Bay 1 includes (1) 14'x16' overhead door; (1) 15'x12' overhead door; and (1) 9.5'x8' dock door.

Bay 2 includes an office space, two private restrooms and (1) 8'x10' overhead door.

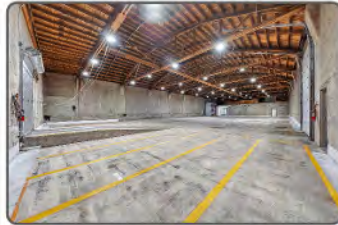
Subject Floor Plan - Bays 1 and 2



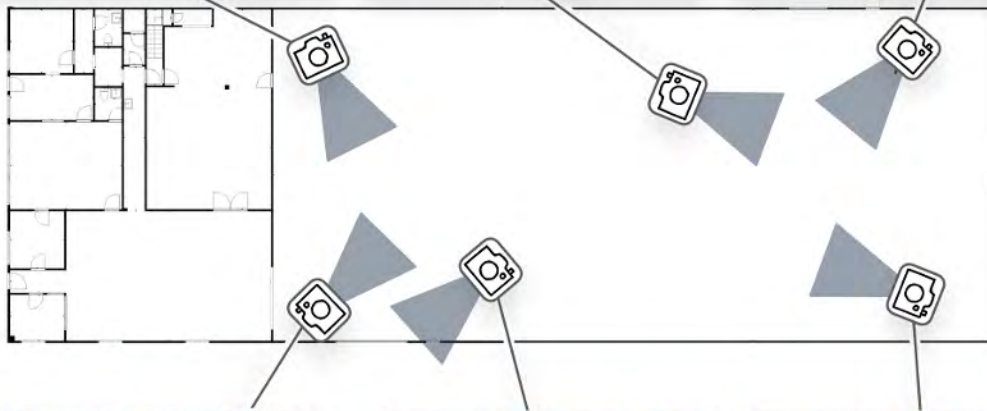
Northwest Corner



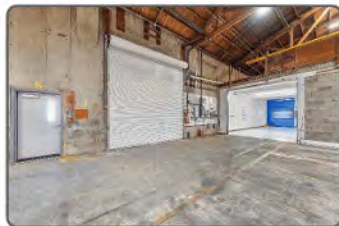
10'x10' Dock Door



Northeast Corner



Entry from Office



Entry from Office



Southwest Corner

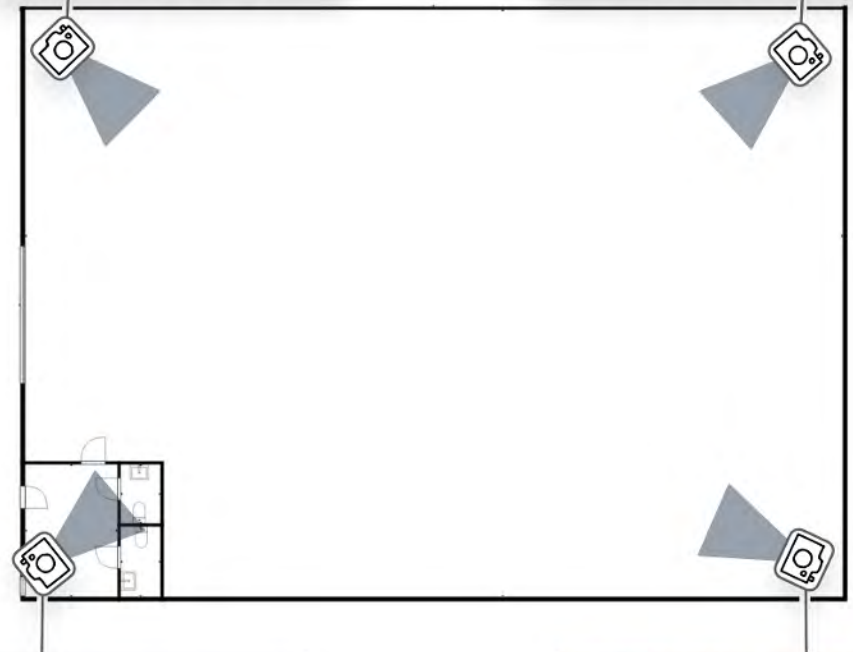
Bay 1



Northeast Corner



Northwest Corner



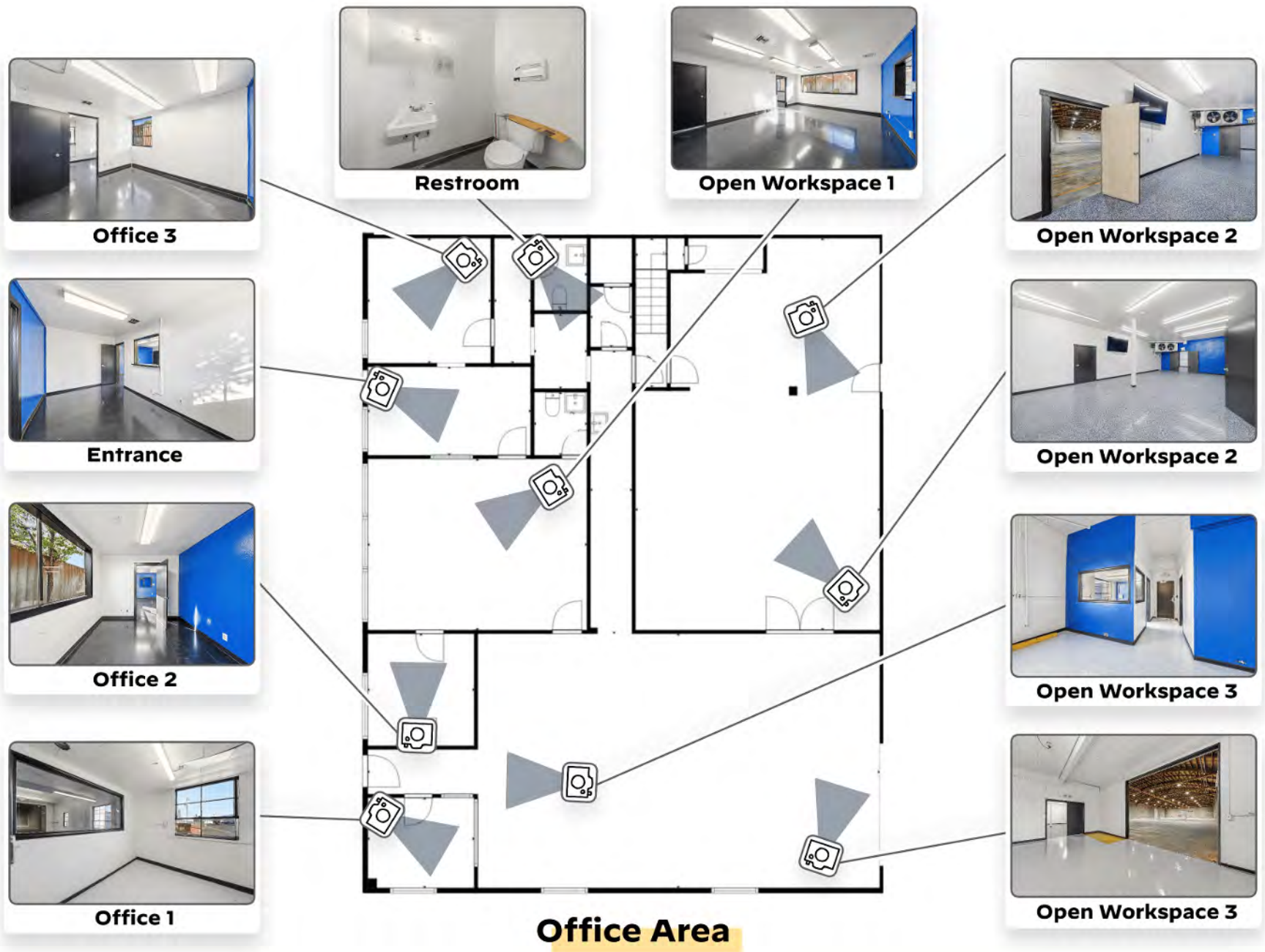
Office Area



Southwest Corner

Bay 2

Floor Plan with Photo Locations

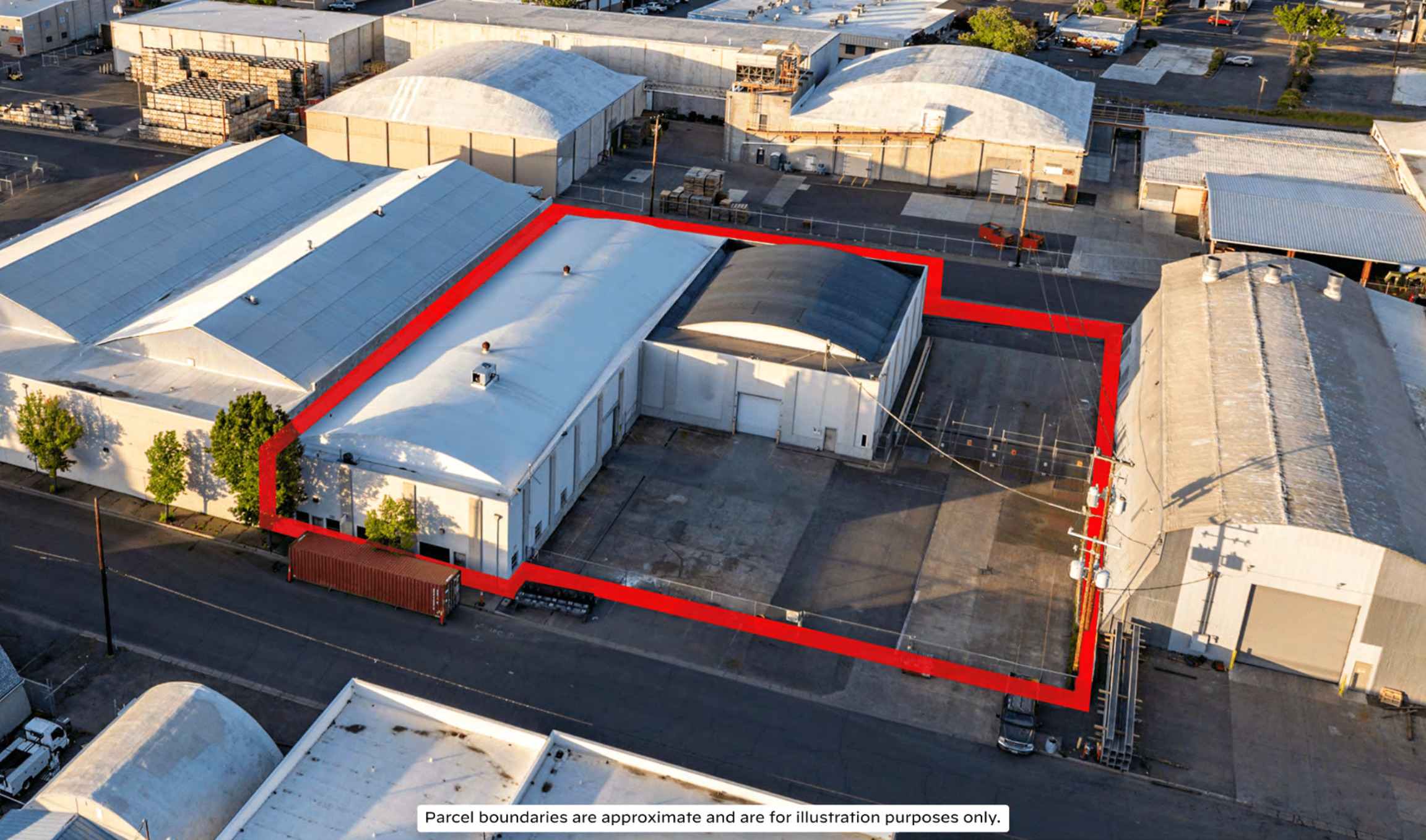


Floor Plan with Photo Locations



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Floor Plan Overlay

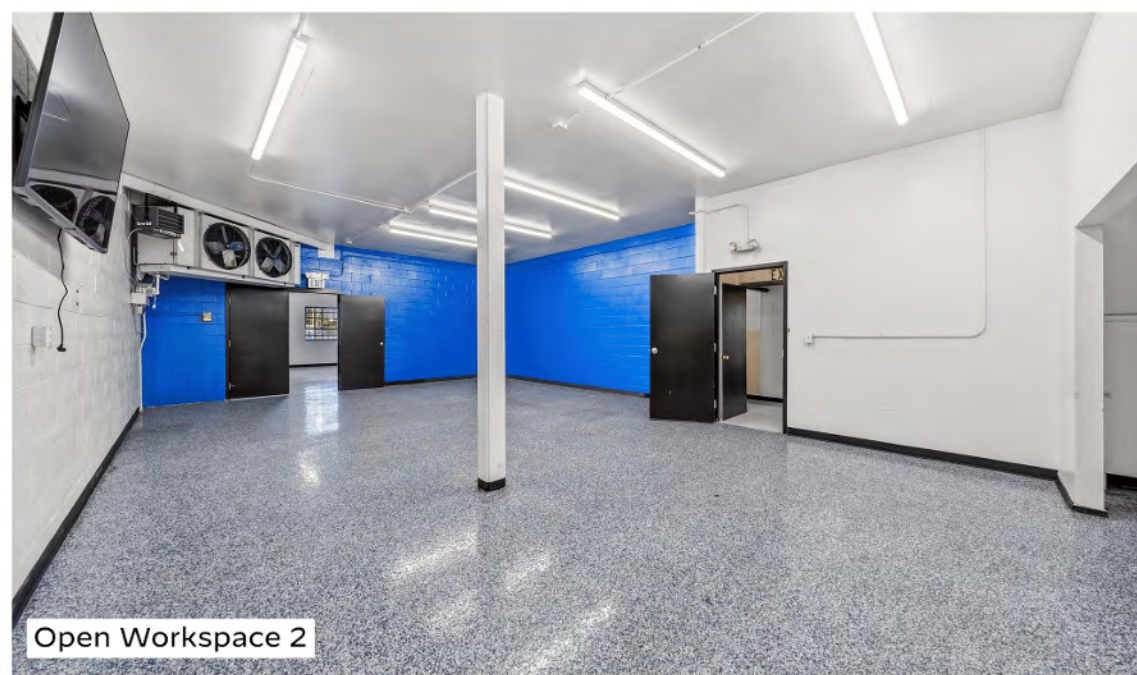


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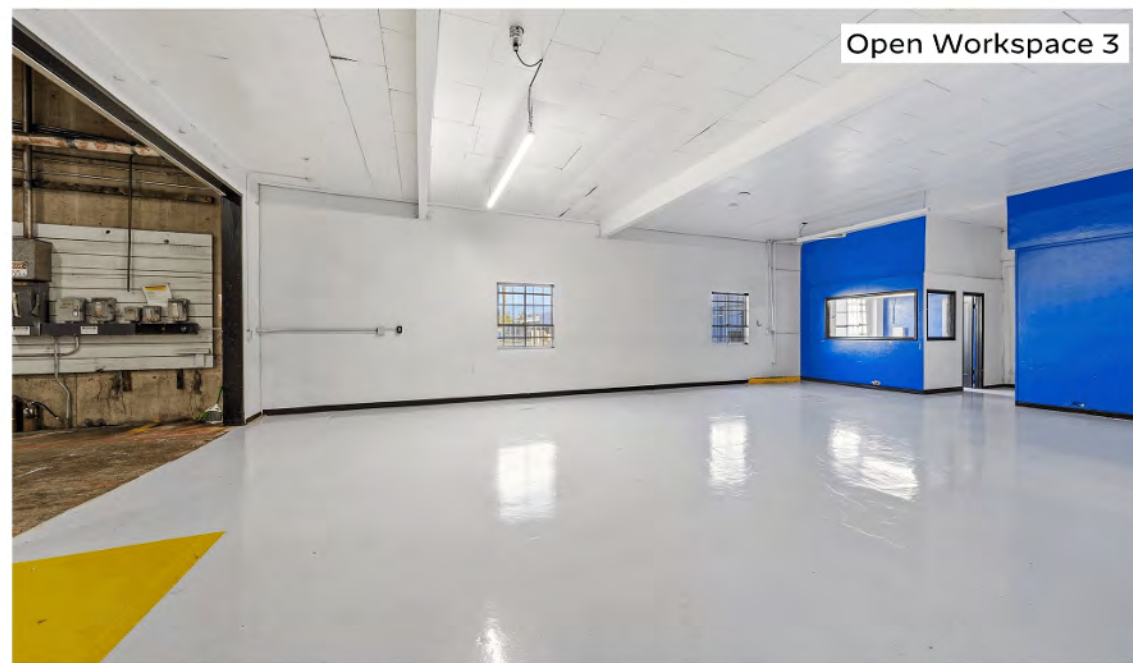
Subject Photo - Exterior



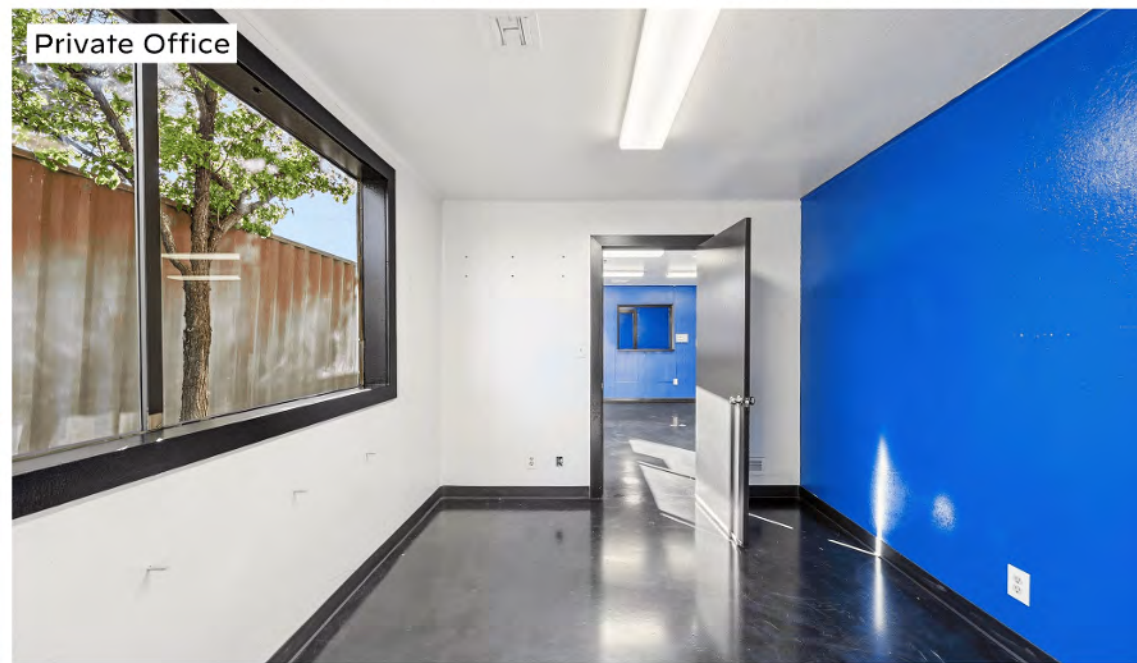
Entrance



Open Workspace 2

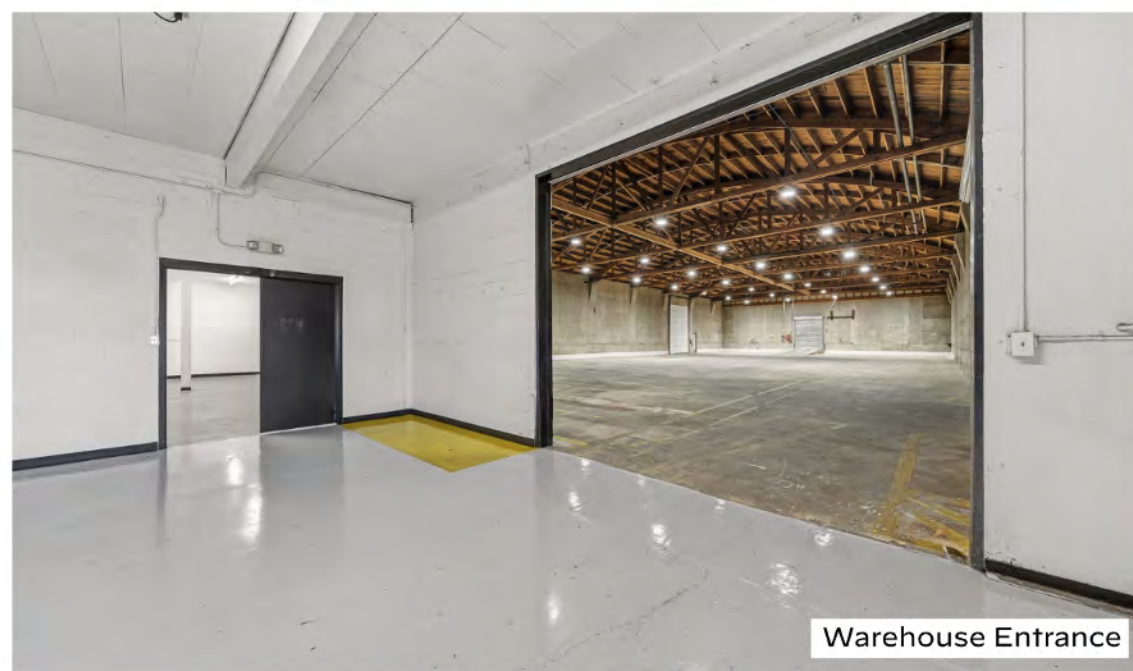


Open Workspace 3

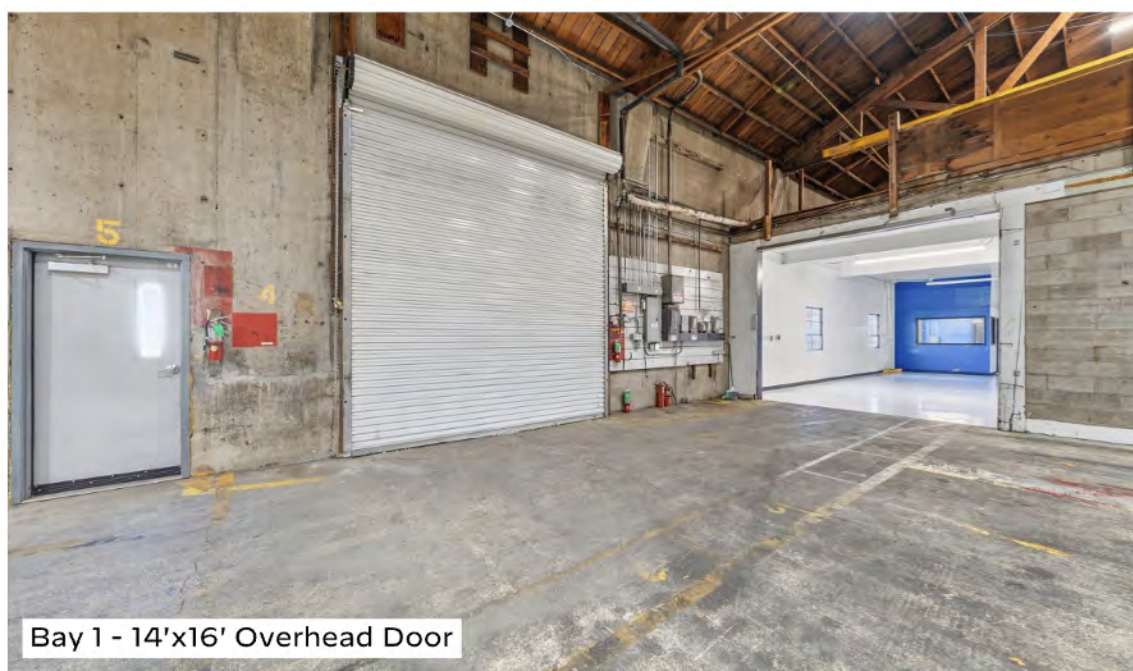


Private Office

Subject Photos - Office Area Interior



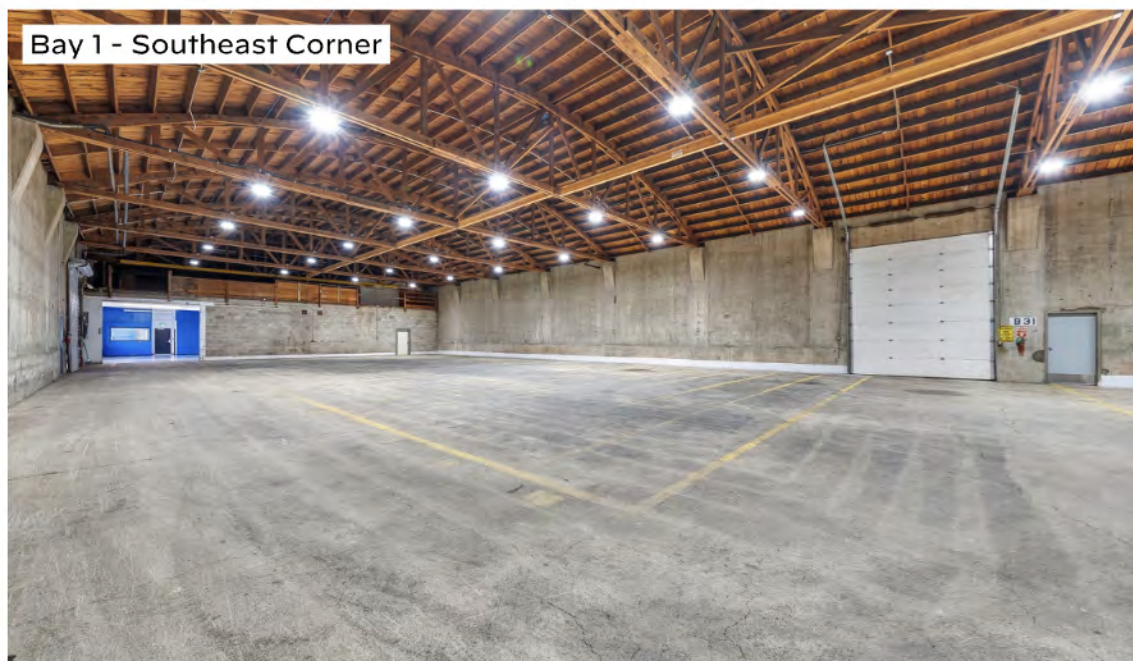
Warehouse Entrance



Bay 1 - 14'x16' Overhead Door

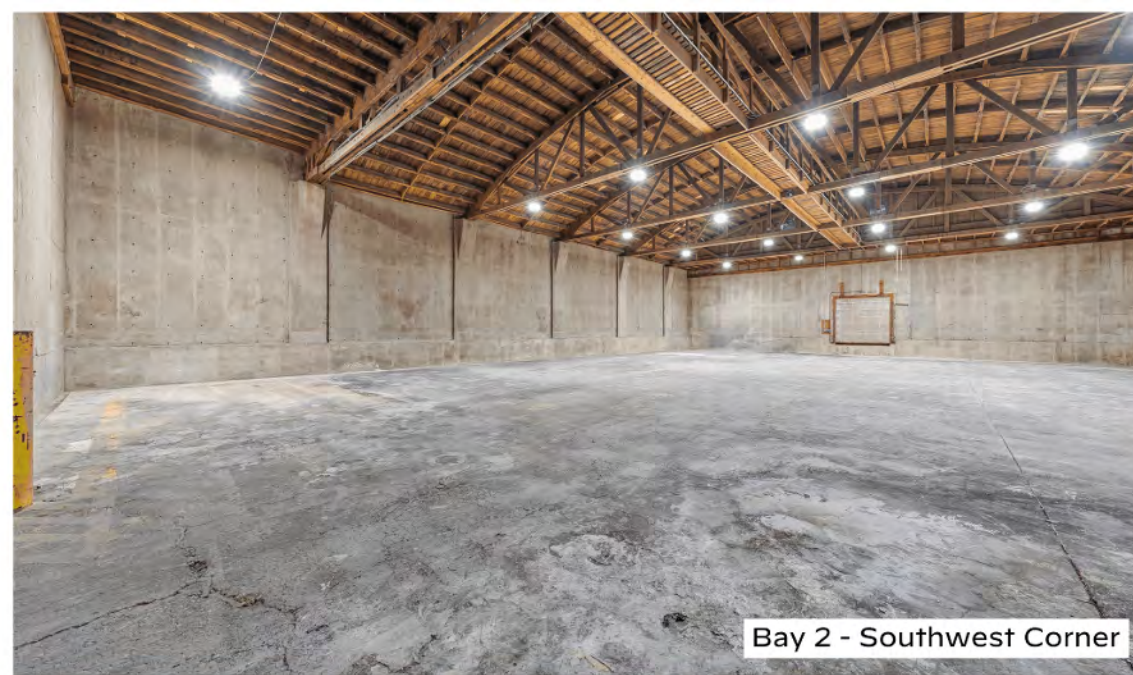


Bay 1 - Northeast Corner (upgraded LEDs visible)



Bay 1 - Southeast Corner

Subject Photos - Bay 1



Bay 2 - Southwest Corner



Bay 2 - Northwest Corner



Bay 2 - Northeast Corner



Bay 2 - Southwest Corner

Subject Photos - Bay 2



Corporate Neighbors

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-G (General Industrial)
External link to Medford Zoning Code
 - City Limits:** Inside city limits of Medford
 - County Limits:** Within Jackson County limits
 - UGB:** Inside Urban Growth Boundary
 - Floodzone:** No
 - Wetlands:** No
 - Soils:** 127A - Silty Clay Loam
 - RVSS:** Yes (Rogue Valley Sewer boundary)
 - Fire District:** City of Medford
 - School District:** 549c - Medford
 - Airport:** Yes; min. elevation 1,485'
 - Air Quality Mgmt:** Yes
 - Wildfire Hazard:** No
 - Vernal Pools:** N/A
 - Natural Area:** N/A

Market Summary

	Demographics	Medford	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%	-
Personal/Education	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%
Housing	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%

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.

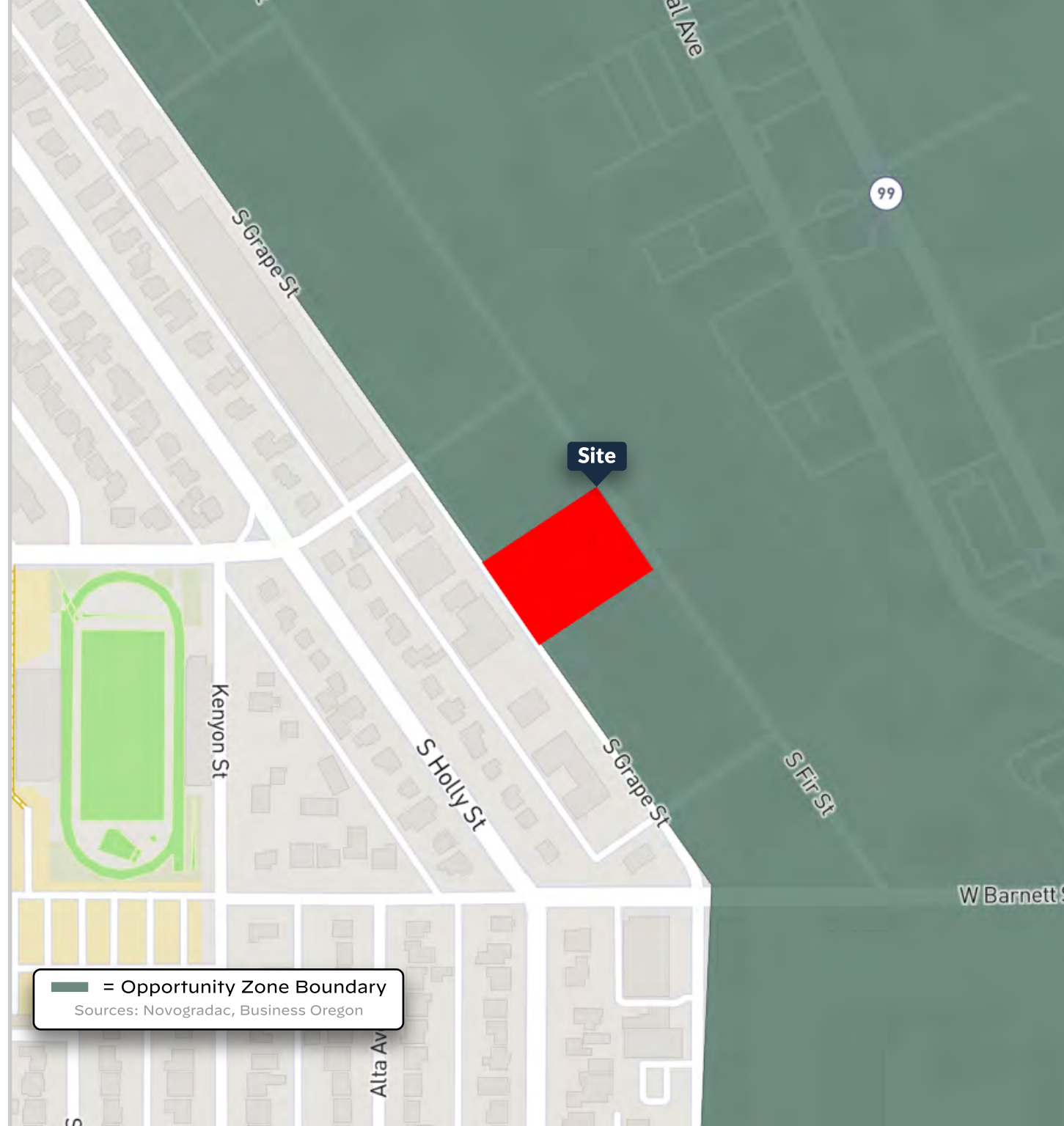


Opportunity Zones

725 S Grape Street 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:

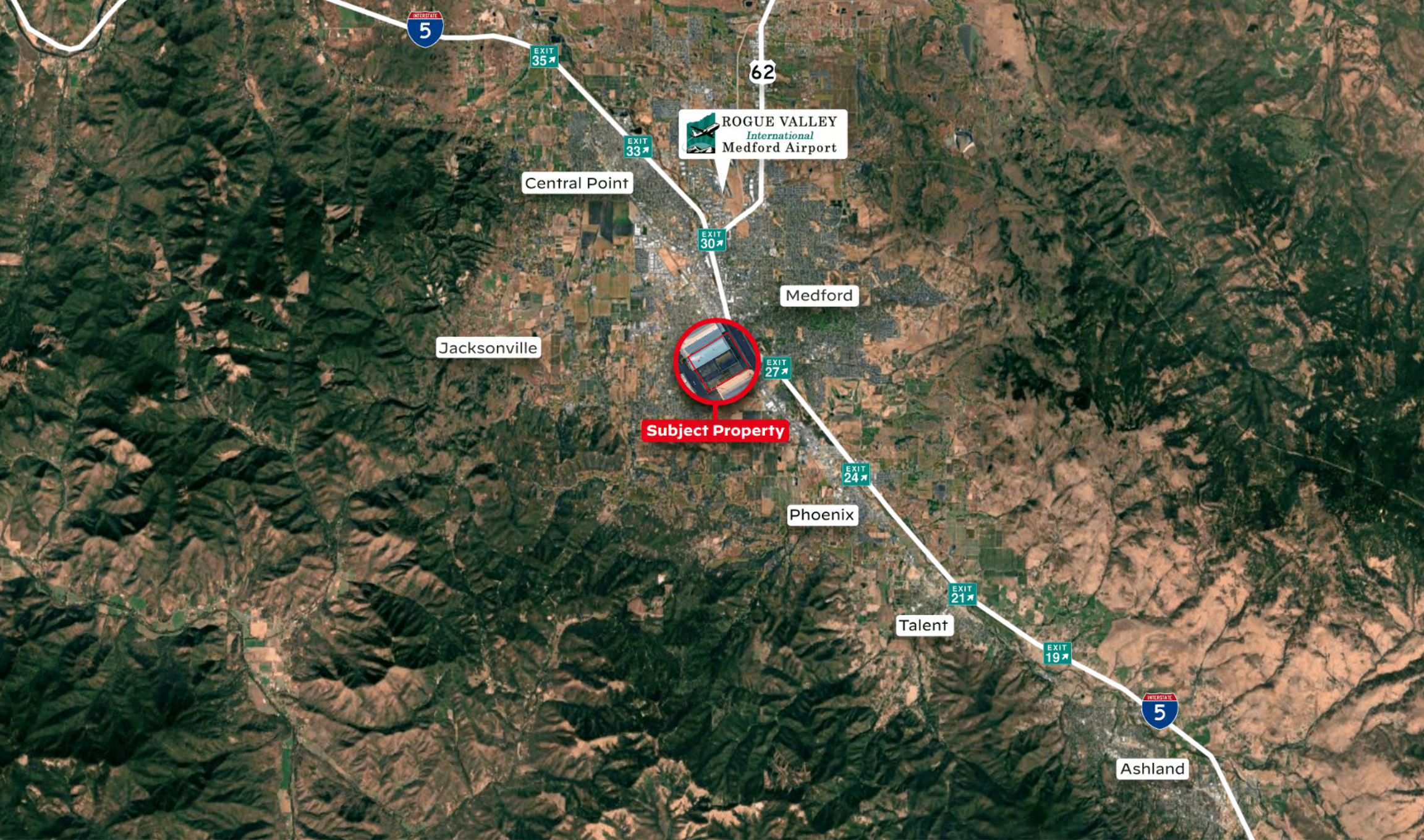
1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount 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 725 S Grape Street, 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.





Transportation Map



Regional Map - Rogue Valley



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.



Southern Oregon Market

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

725 S Grape Street 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 assist with questions in their scope.

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: Fee Simple, 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.

Scott King

Principal Broker / Owner
d: (541) 890-6708
scotttking@gmail.com

Caspian Hoehne

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



Additional Commercial Real Estate Operator Resources



Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

Local Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapemedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private), Dane Fitch** (206) 972 8127
- Pacific Capital (Private)**, pac-capital.com..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank)**, (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

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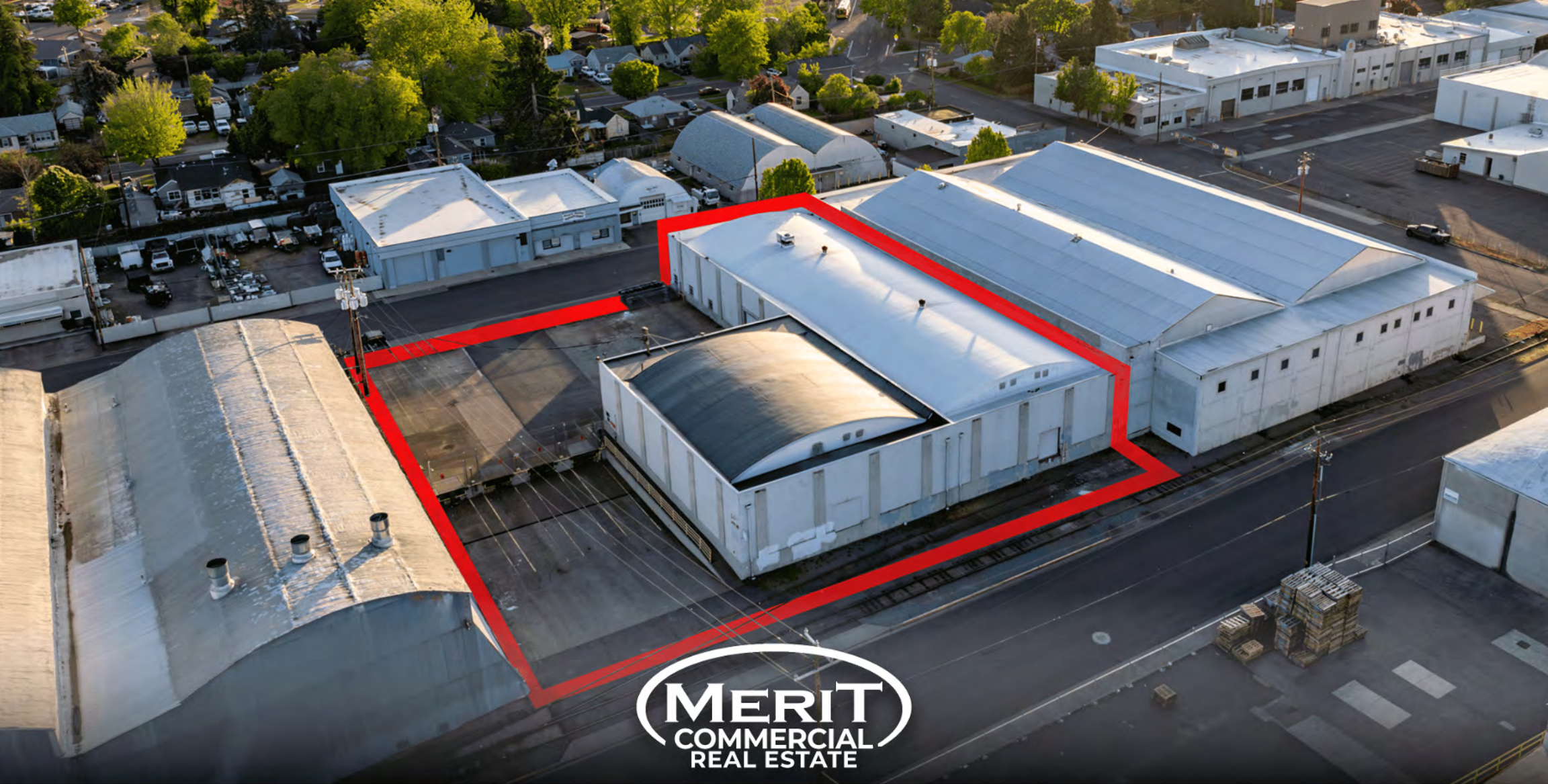
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Merit Commercial RE, LLC
Oregon license 201001084
310 E. 6th Street, Ste. 400
Medford, OR 97501

Scott King
Licensed Principal Broker in the
State of Oregon (#200602153)

Caspian Hoehne
Licensed Real Estate Broker in the
State of Oregon (#201234073)



Contact listing brokers for additional information

Scott King | Principal Broker

Caspian Hoehne | Broker

(541) 608-6704 / team@merit-commercial.com

www.merit-commercial.com