

OFFERING MEMORANDUM

FOR SALE OR LEASE

NEWER CONSTRUCTION FLEX WAREHOUSE - WHITE CITY, OR

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Principal Broker



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

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale or lease **188 Salmon Way**, a turn-key flex warehouse in White City, Oregon (the "Property").

188 Salmon Way is one of a small handful of clean, newer-vintage steel-frame warehouses in the region. Featuring an efficient, clear-span 8,370 square foot warehouse, small office, paved parking lot, convenient location, and easy access.

The well-designed building enjoys 2 existing 12'x14' grade-level overhead doors, with room to add additional doors. The unit benefits from ±645 of office space and includes four private offices with ±8.35% office to warehouse ratio. The Space also includes ±662 SF of interior fenced area.

Ideal for a wide variety of users, the interior is extremely flexible, with 19' max clear height, full interior insulation, and bright and efficient LED lighting.

Entry to the property is secure with an automatic electric gate, and full perimeter barbed-wire fencing. There is some secure outdoor storage space as well.

Power supply is abundant, with an exceptionally rare 800-amp 3-phase service to the building; strong power supply that's typically reserved for facilities much larger.

The building was designed for industrial functionality with electrical service, gas and water lines pulled to the far end of the building's interior. The efficient interior building systems could support prospective users requiring multiple pieces of equipment or machinery for their operations.

The Subject is well-located in an industrial neighborhood, and just 8 minutes to north/south I-5 access, as well as a short drive to conveniences such as Lowe's, Costco, gas stations, downtown Central Point, and much more.

The opportunity is clear at 188 Salmon Way for a wide variety of users to operate a quality warehouse, perfect for their business, all while being in a desirable and central location.

Buyer or tenant is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items.

Offering Summary

Offering Price:	Sales Price: \$1,250,000 Lease Rate: \$0.80/SF/Mo (\$9.60/SF/Yr)
Lease Terms:	Triple net ("NNN"), term & TI negotiable
Address:	188 Salmon Way, White City, OR 97503
Legal:	36-2W-13 TL 1231 APN 10999015
Annual Taxes:	\$10,737.64 (2026)
Zoning:	I-G (General Industrial)
Gross Acreage:	0.46 (20,037.6 SF)
Year Built:	2021 (per County - 5 years)
Square Footage:	±8,370 SF
Utilities:	All utilities are public and are serviced by Avista, Rouge Valley Sewer Services and Pacific Power
Access/Doors:	(2) 12'x14' grade-level doors (2) standard walk-in doors
Clear Height:	17' min, 19' max
Power:	3-phase, 800 amp supply
Security:	Full perimeter barbed-wire fencing Electric coded/automatic gate
Office:	±662 SF office area and half-bath
Construction:	Steel-frame on slab, metal roof and siding, full interior insulation and drywall

Triple Net Lease Introduction

start here



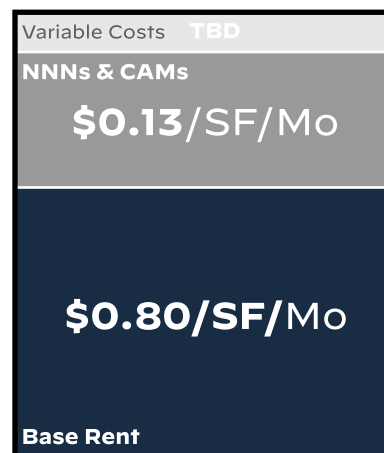
1. What is a triple net lease?

Commercial leases range from full service to variations of net.

Triple net leases are, by far, the most common:

Base rent + NNNs and CAMs + variable costs

This OM quotes rates on a **per square foot per month** basis, but we'll also show the actual monthly dollar amount.



2. What are triple nets and CAMs?

NNNs and CAMs = your suite's *proportionate share of shared expenses*, such as:

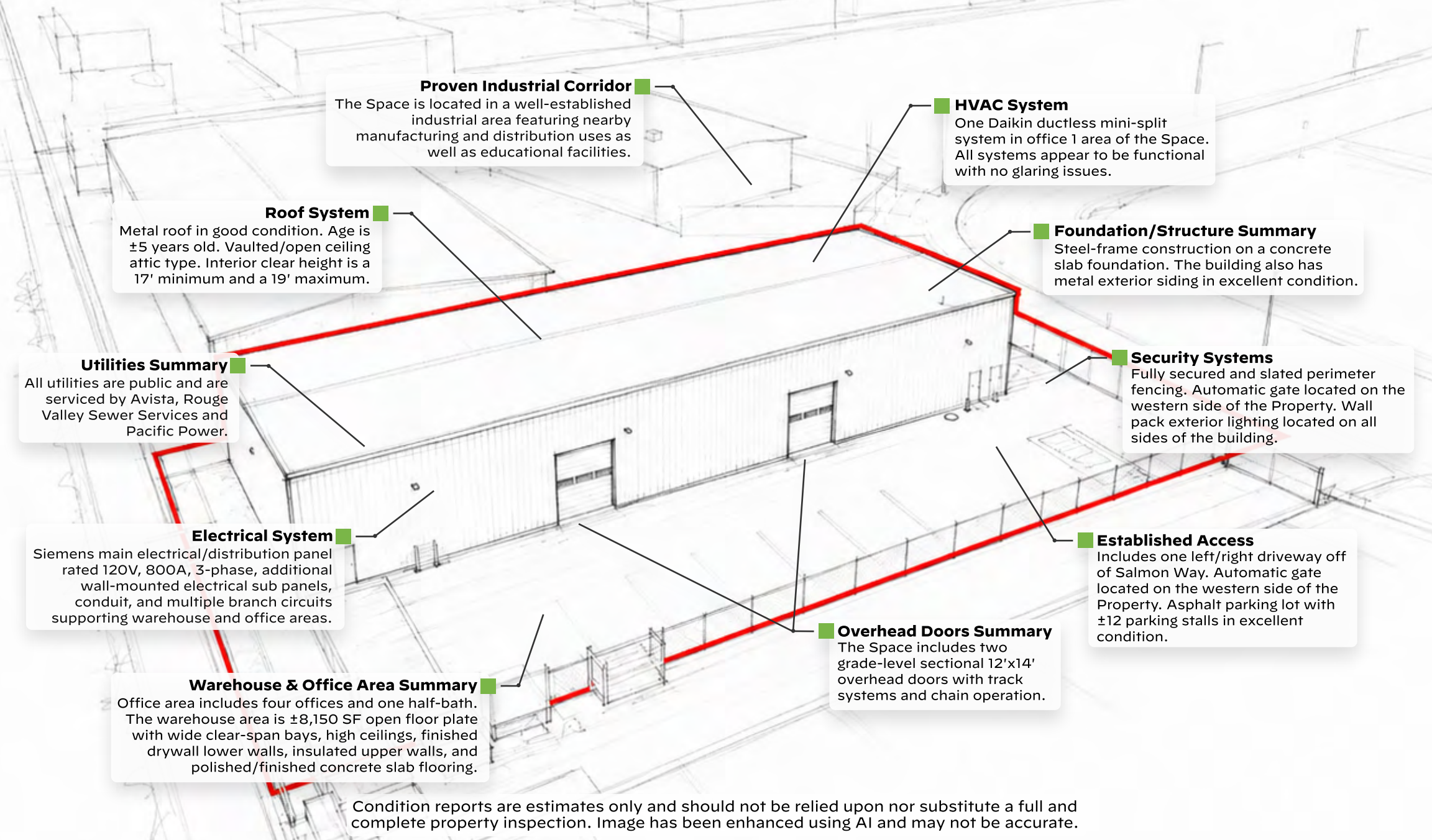
- Property taxes, insurance, management, maintenance of shared parking, landscaping, walkways (Common Area Maintenance = "CAMs". Together, these are the "NNNs")
- Security, landscaping, janitorial, other third-party services
- Sinking funds for major systems, renovations, remodels
- City service charges, street fees, SDC fees
- Certain utilities, depending on metering

3. What are variable costs?

There will be other costs to run your business in *any* space. These vary, and it's your responsibility to estimate them.

- Unit insurance, as required in the lease agreement
- Your utility costs for your suite (your gas, your power, internet, phone, security system, private janitorial, etc.)
- Business licenses and fees, required inspections, etc.
- Business-specific recurring non-rent costs, TBD
- Light, routine maintenance

Lastly, some leases include concessions (rent goes down) and tenant improvement costs (custom construction for you - rent goes up). Those items are negotiated in the lease.



Proven Industrial Corridor

The Space is located in a well-established industrial area featuring nearby manufacturing and distribution uses as well as educational facilities.

Roof System

Metal roof in good condition. Age is ± 5 years old. Vaulted/open ceiling attic type. Interior clear height is a 17' minimum and a 19' maximum.

HVAC System

One Daikin ductless mini-split system in office 1 area of the Space. All systems appear to be functional with no glaring issues.

Foundation/Structure Summary

Steel-frame construction on a concrete slab foundation. The building also has metal exterior siding in excellent condition.

Utilities Summary

All utilities are public and are serviced by Avista, Rouge Valley Sewer Services and Pacific Power.

Security Systems

Fully secured and slated perimeter fencing. Automatic gate located on the western side of the Property. Wall pack exterior lighting located on all sides of the building.

Electrical System

Siemens main electrical/distribution panel rated 120V, 800A, 3-phase, additional wall-mounted electrical sub panels, conduit, and multiple branch circuits supporting warehouse and office areas.

Established Access

Includes one left/right driveway off of Salmon Way. Automatic gate located on the western side of the Property. Asphalt parking lot with ± 12 parking stalls in excellent condition.

Warehouse & Office Area Summary

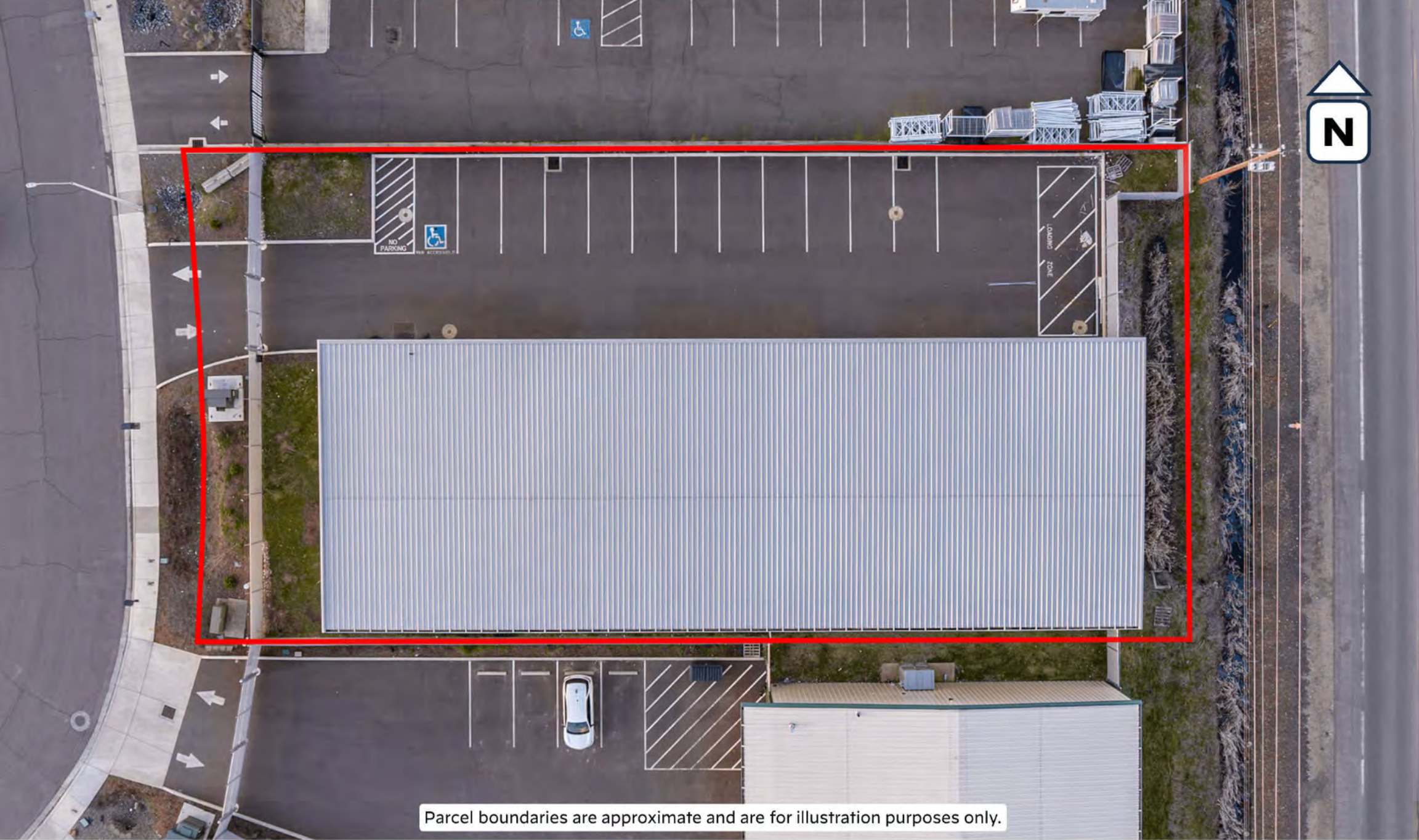
Office area includes four offices and one half-bath. The warehouse area is $\pm 8,150$ SF open floor plate with wide clear-span bays, high ceilings, finished drywall lower walls, insulated upper walls, and polished/finished concrete slab flooring.

Overhead Doors Summary

The Space includes two grade-level sectional 12'x14' overhead doors with track systems and chain operation.

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



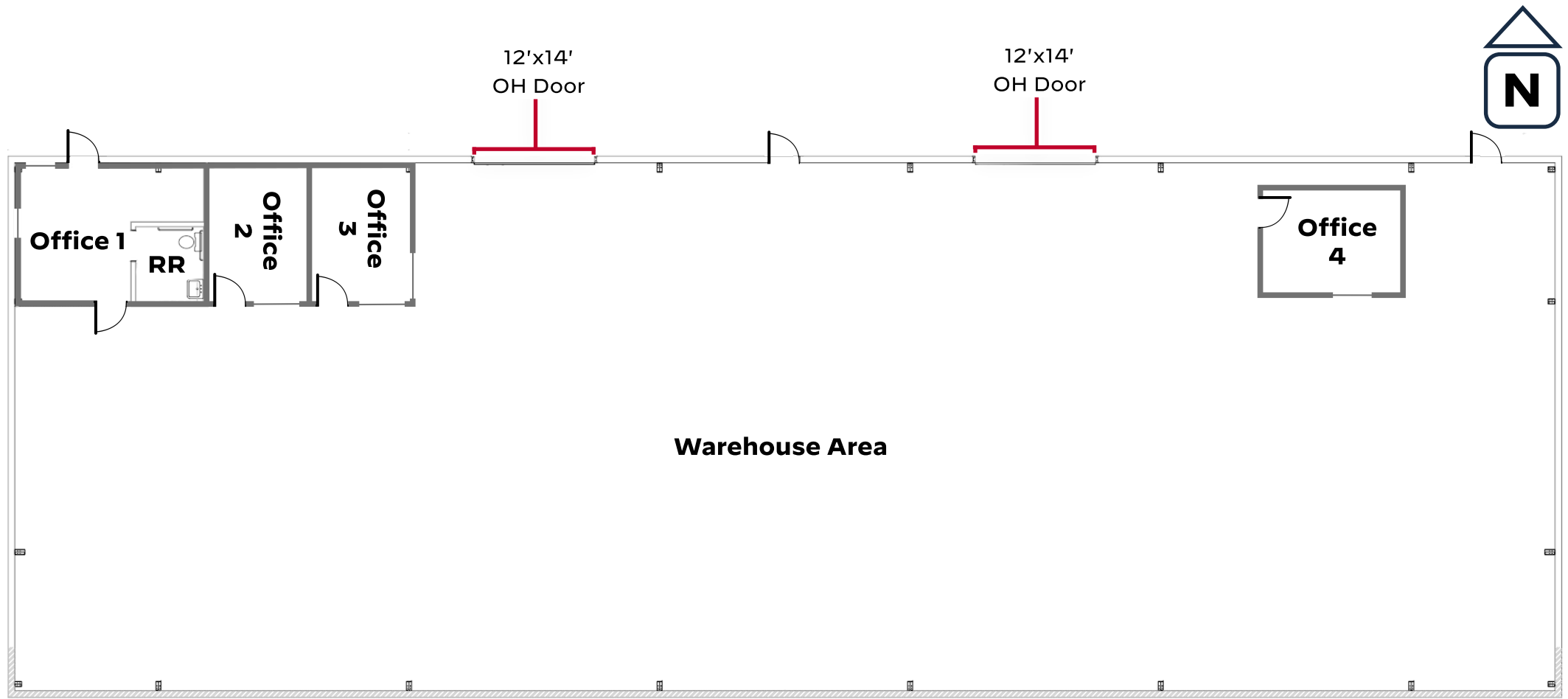
Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Floor plan is deemed to be reliable but not guaranteed to be exactly accurate.
Parcel boundaries are approximate and are for illustration purposes only.

Floor Plan Overlay



Floor plan is deemed to be reliable but not guaranteed to be exactly accurate.



Northwest Corner



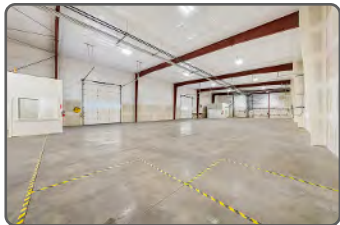
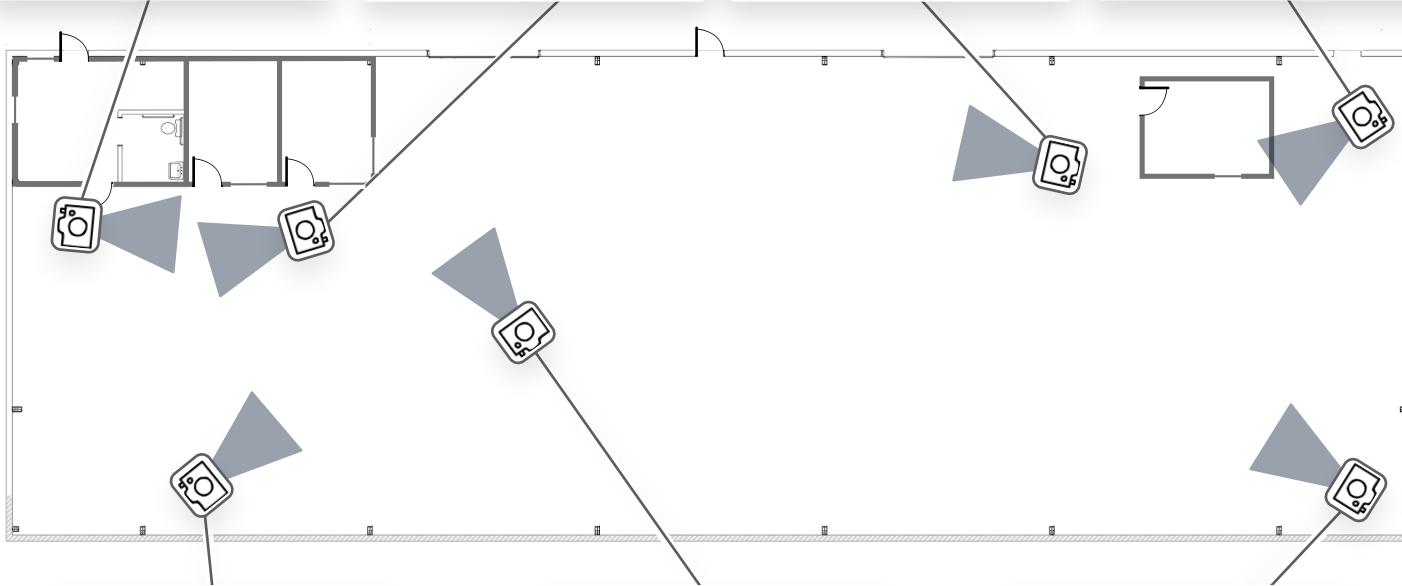
Warehouse Entrance



Overhead Door 2



Northeast Corner



Southwest Corner

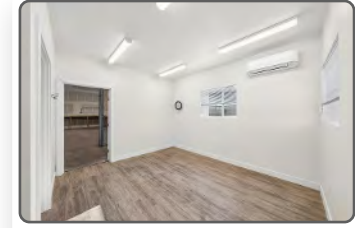


Overhead Door 1

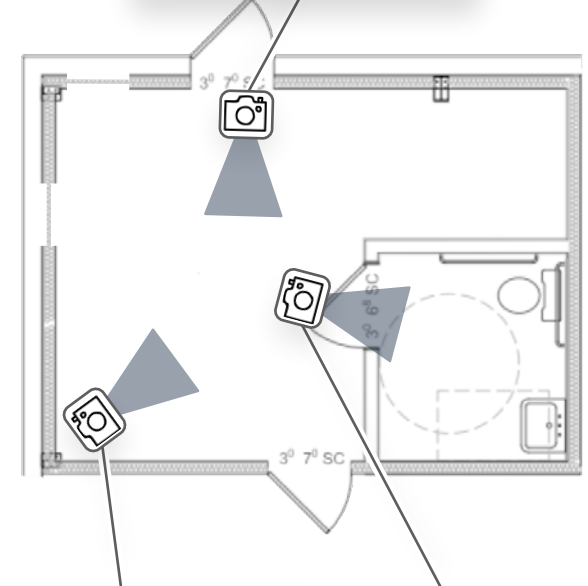


Southeast Corner

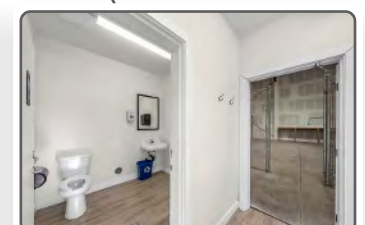
Entire Building



Entrance



Office Space



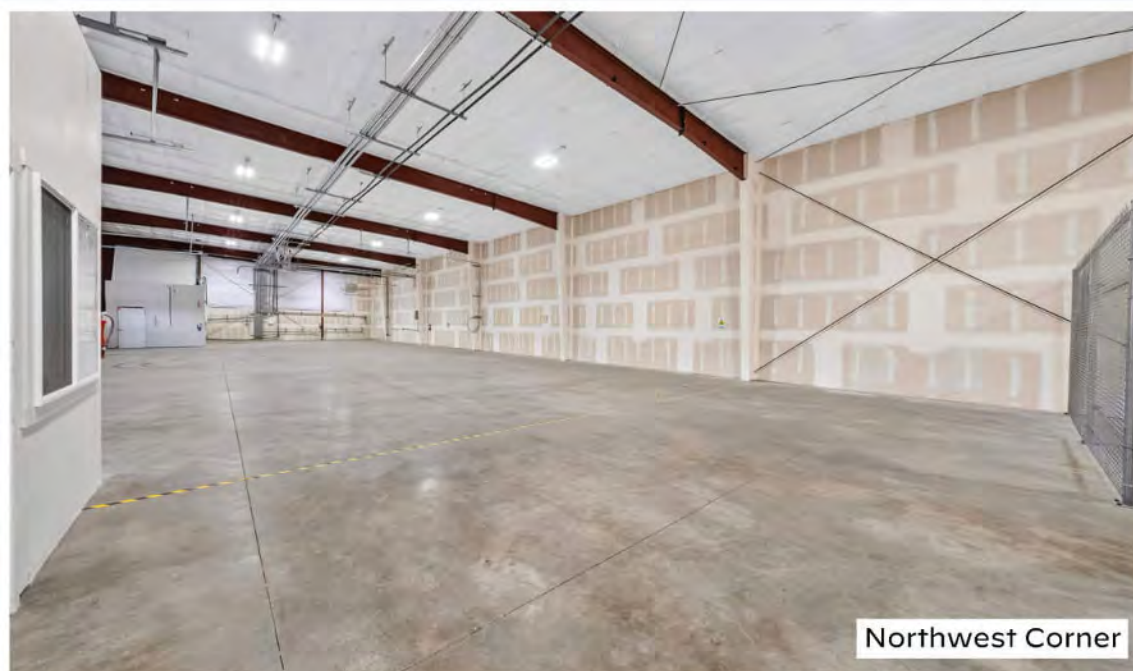
Restroom

Office 1

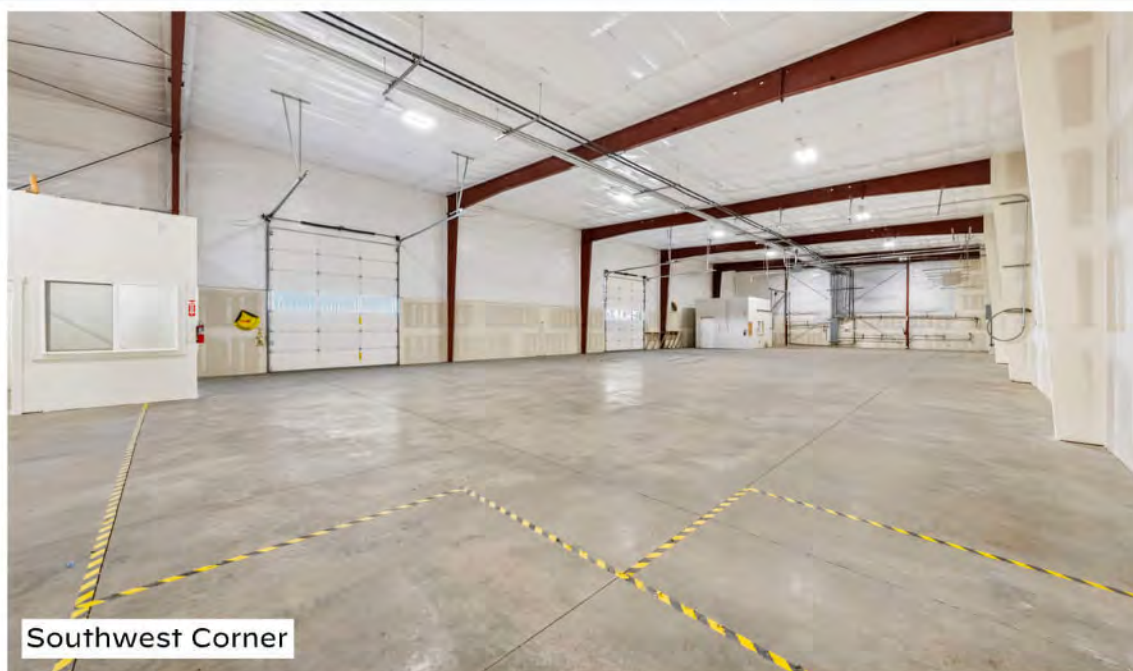
Floor Plan with Photo Locations



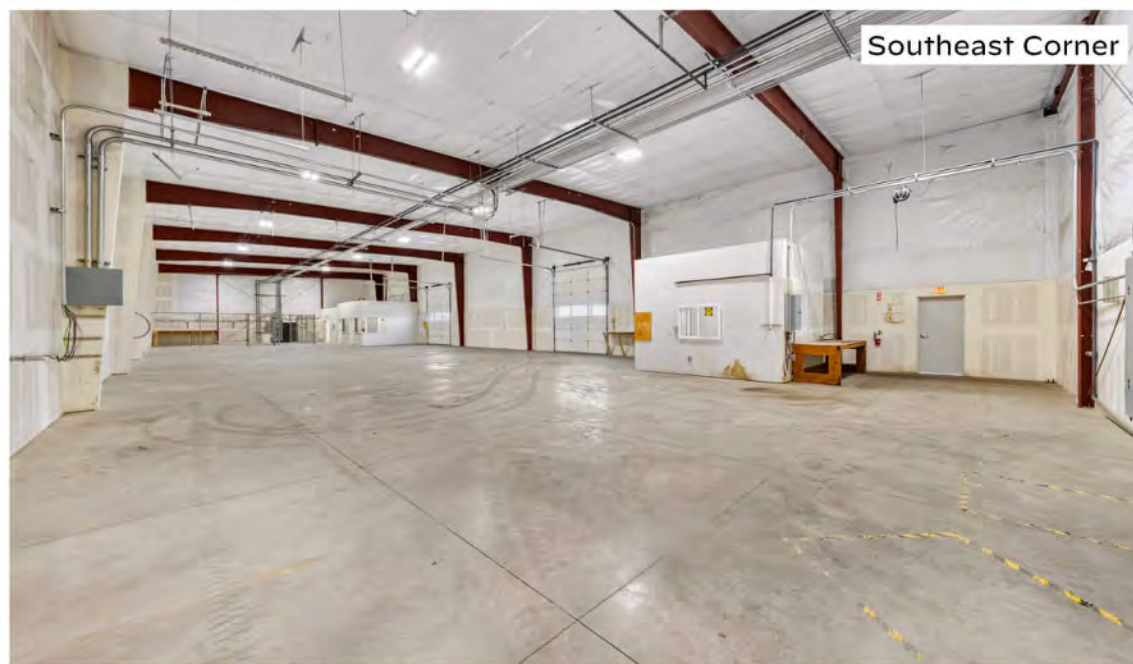
Subject Photo - Access Doors



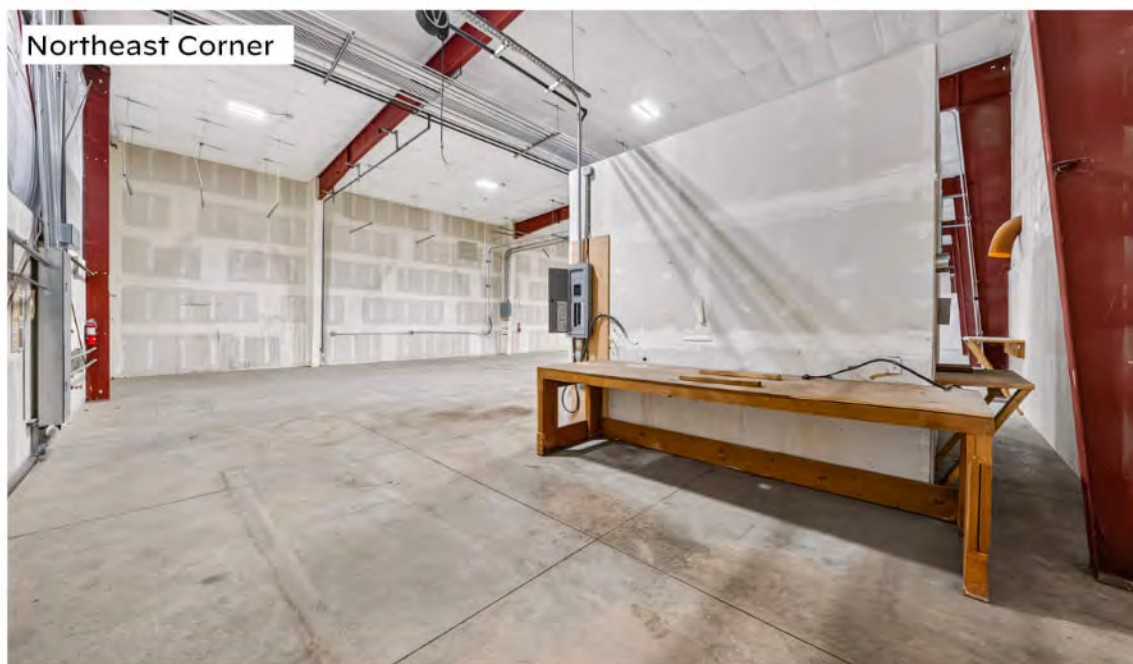
Northwest Corner



Southwest Corner

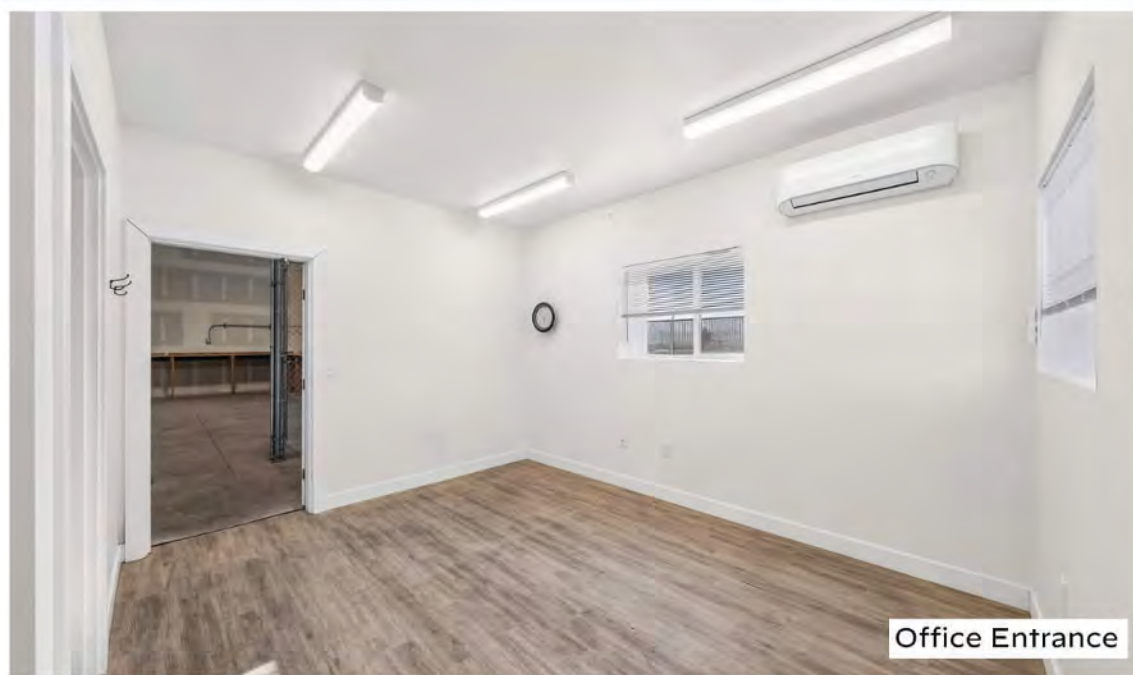


Southeast Corner

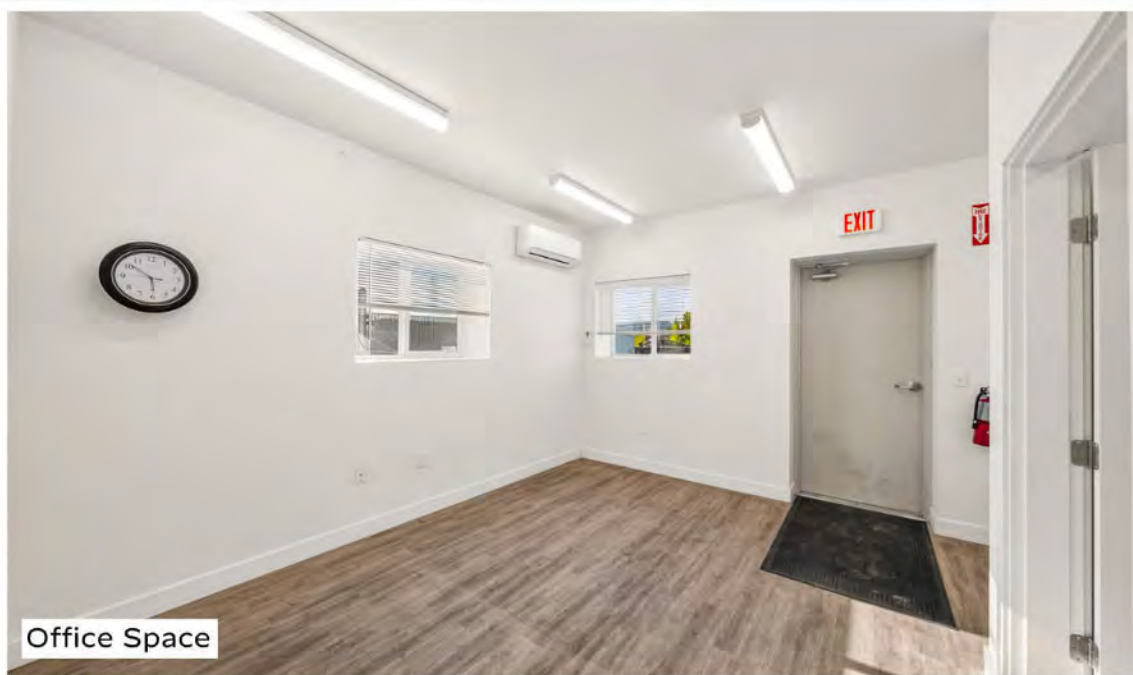


Northeast Corner

Subject Photos - Warehouse Interior



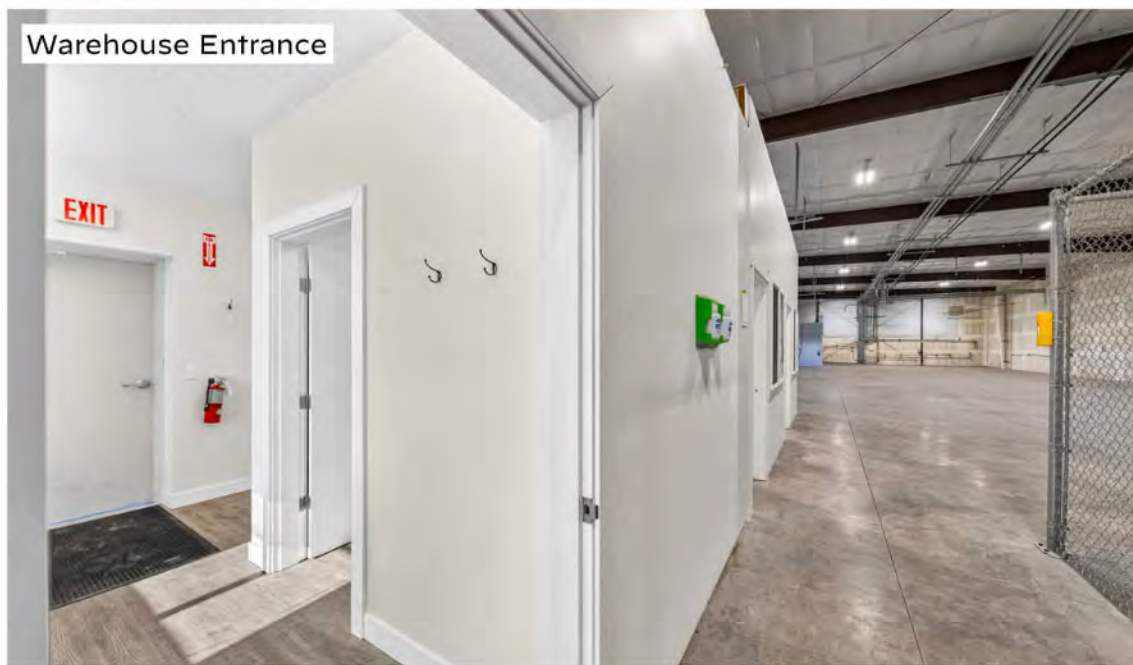
Office Entrance



Office Space



Restroom

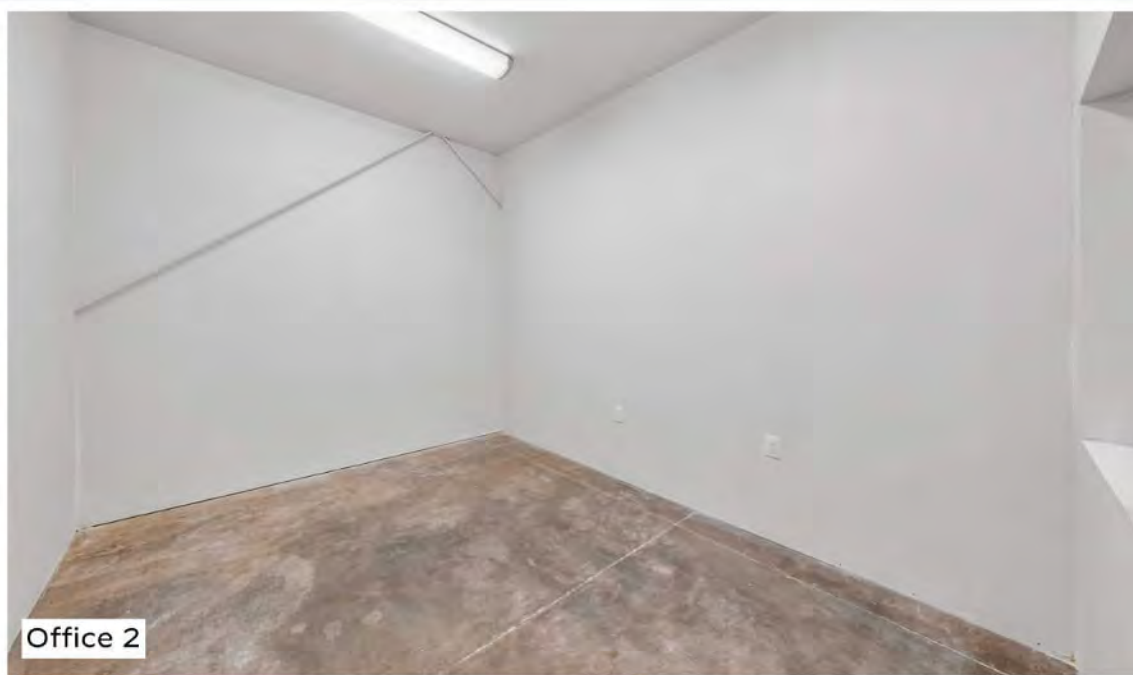


Warehouse Entrance

Subject Photos - Office 1 Interior



Office 2



Office 2



Office 3



Office 3

Subject Photos - Office 2 & 3 Interior



Subject Space

Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors



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.

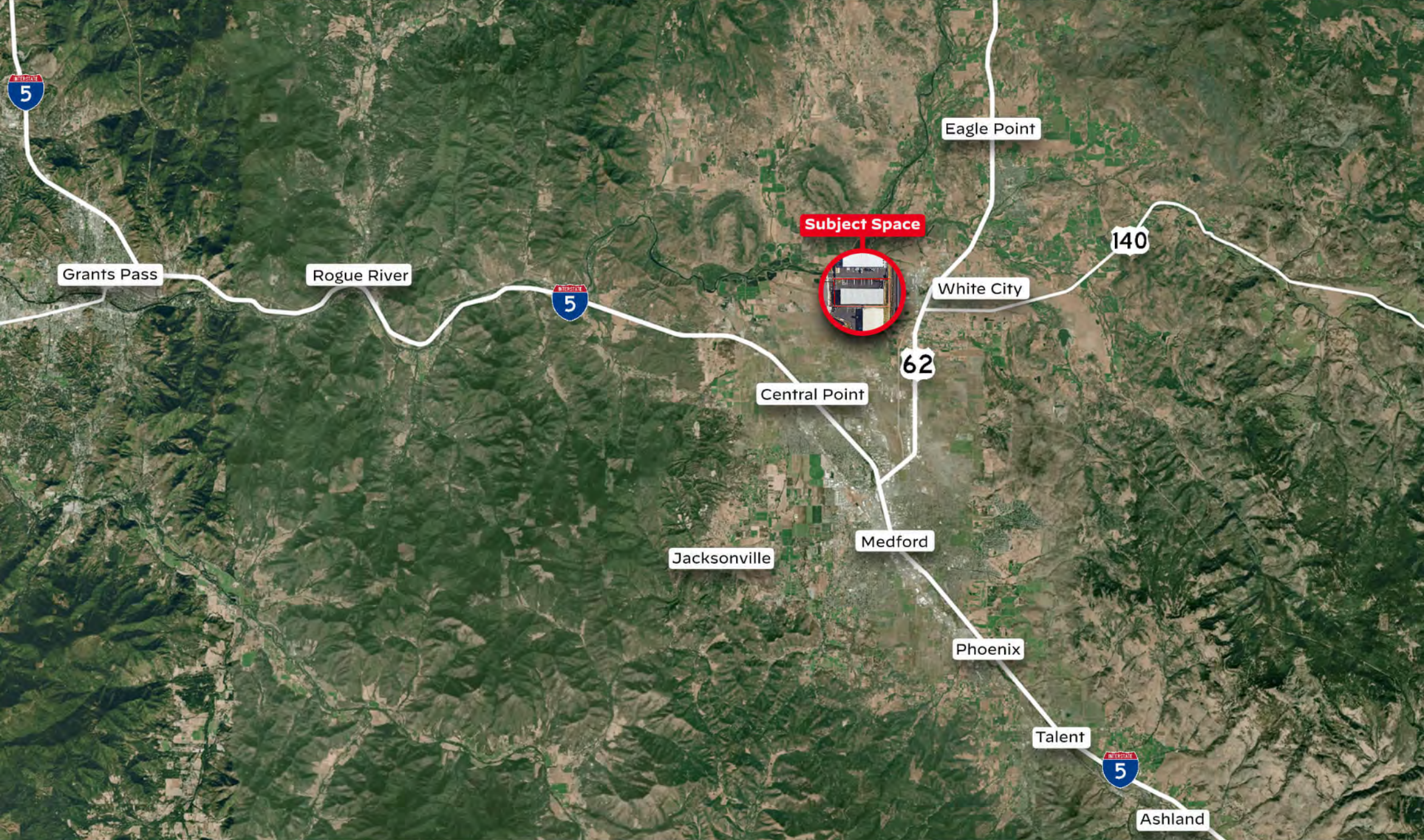
Economically, White City is known for its diverse base, with manufacturing, healthcare, social assistance and retail being significant contributors. The city is home to the US Department of Veterans Assistance Hospital which serves the majority of Southern Oregon. The industrial sector has performed 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.



Region Aerial - White City



Region Map - Rogue Valley



Southern Oregon Market

Strategic, Central Location

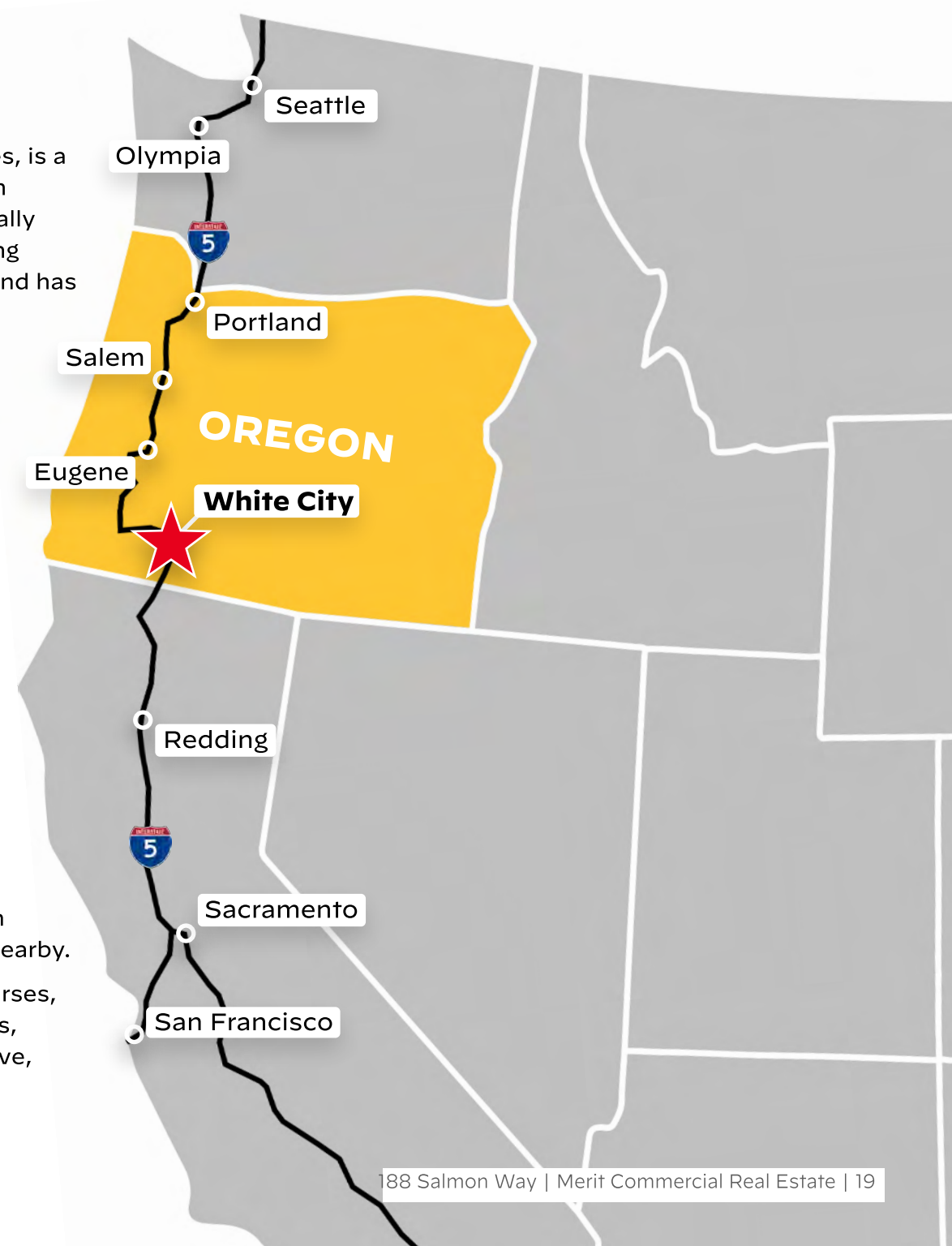
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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 and all of California. Additionally, 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, with well over 1M annual travelers. MFR 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.

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.



Transaction Guidelines

188 Salmon Way (the "Subject Property") is being offered for sale or 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 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.

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.

Offers: There is not currently a definitive date for offers/LOIs 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
- If lease: Lease rate, TI package, occupancy date, lease term, and desired use

Please contact listing brokers Scott and Caspian for additional information.

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Licensed Real Estate Broker in the
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Additional Buyer/Tenant 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
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Rogue Valley Roofing**, roguevalleyroofingco.com..... (541) 776 6620
- 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

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.



Contact listing brokers for additional information

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