

OFFERING MEMORANDUM

— FOR SALE —

RARE INDUSTRIAL DEVELOPMENT SITE IN MEDFORD, OR

1185 Sage Rd, 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.

CONTENTS

3 EXECUTIVE SUMMARY & HIGHLIGHTS

5 OFFERING DETAILS & PHOTOS

16 MARKET OVERVIEW

22 TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: MERIT-COMMERCIAL.COM

SCOTT KING
Principal Broker / Owner
(541) 890-6708
scotttnking@gmail.com

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

This offering memorandum is intended for only the party receiving it from Merit Commercial Real Estate ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this offering memorandum has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this offering memorandum is not a substitute for a thorough due diligence investigation.

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **1185 Sage Road**, an industrial development site in Medford, Oregon (the "Site" or the "Property").

The Site is a ±1.76 acre parcel strategically located on Sage Road, a high-traffic roadway with strong exposure (±12,300 VPD) and ±162' of direct frontage.

With a relatively flat topography, the Site could make for an easy development process reducing costs in planning and construction for developers or investors alike seeking a centrally located development site.

A conceptual development plan with two industrial buildings and excess parking is visible in this OM, which is believed to meet current code (buyer to verify).

The Property benefits from being sited in a well established industrial corridor with I-G (General Industrial) zoning which allows industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution, radiation, glare phenomena, and fire and explosive hazards.

Existing municipal utility lines are very close at the street or already run through the Site. An existing sewer main runs the length of Sage Road. Serviced via the Medford Water Commission and Pacific

Power (electricity). Avista natural gas is believed to be available in the area, as well as both Hunter Communications and Spectrum fiber internet lines. Buyer is solely responsible to verify size, location, capacity, and all other items regarding all existing utilities.

The area surrounding the development land includes various commercial businesses ranging from retail, general industrial operations and some residential properties. Timber Products Company, an established national wood products supplier is situated on the opposite side of Sage Road relative to the Property.

Additionally, Northgate Marketplace, an established commercial center and anchored by multiple national companies including HomeGoods, Dick's Sporting Goods, REI, Trader Joe's, Carhartt and many more commercial businesses are a short drive from the Site.

The opportunity at 1185 Sage Road is clear for prospective buyers. The property is a centralized, flat, and flexible industrial development site presenting a rare opportunity for both developers and investors alike.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$450,000
Address:	1185 Sage Rd, Medford, OR, 97501
Legal:	37-2W-24CA TL 900 APN 10450138
Annual Taxes:	\$5,008.48 (2026)
Zoning:	I-G (General Industrial)
Land Area:	1.76 acres (76,666 SF)
Access:	Currently, there are no curb cuts established on-site
Frontage:	±162' frontage off of Sage Road
Visibility:	±12,300 VPD
Elevation:	Relatively flat topography; ±1370' MSL
Utilities:	All utilities are public and are currently serviced via the Medford Water Commission, Pacific Power, and Avista. Diameters for all utility mains are unknown.
Soils:	Soil on-site is a mix of Agate-winlo complex (6B) and Gregory silty clay loam (76A).

Investment Highlights

Convenient Access

The Site is a short 4-minute / ± 1.3 mile drive to Interstate 5 access and 3-minute / ± 0.9 mile drive to Highway 99 and also enjoys $\pm 162'$ of direct frontage off of Sage Road with convenient access to various amenities.



Strategic Infill Location

As a rare public offering, 1185 Sage Road is one of just a handful of remaining developable lots in central Medford, a growing and demographically desirable region within the Rogue Valley. The Site is also located within I-G (General Industrial) zoning, which allows warehouse, office, and low intensity industrial uses in areas near residential and commercial zones

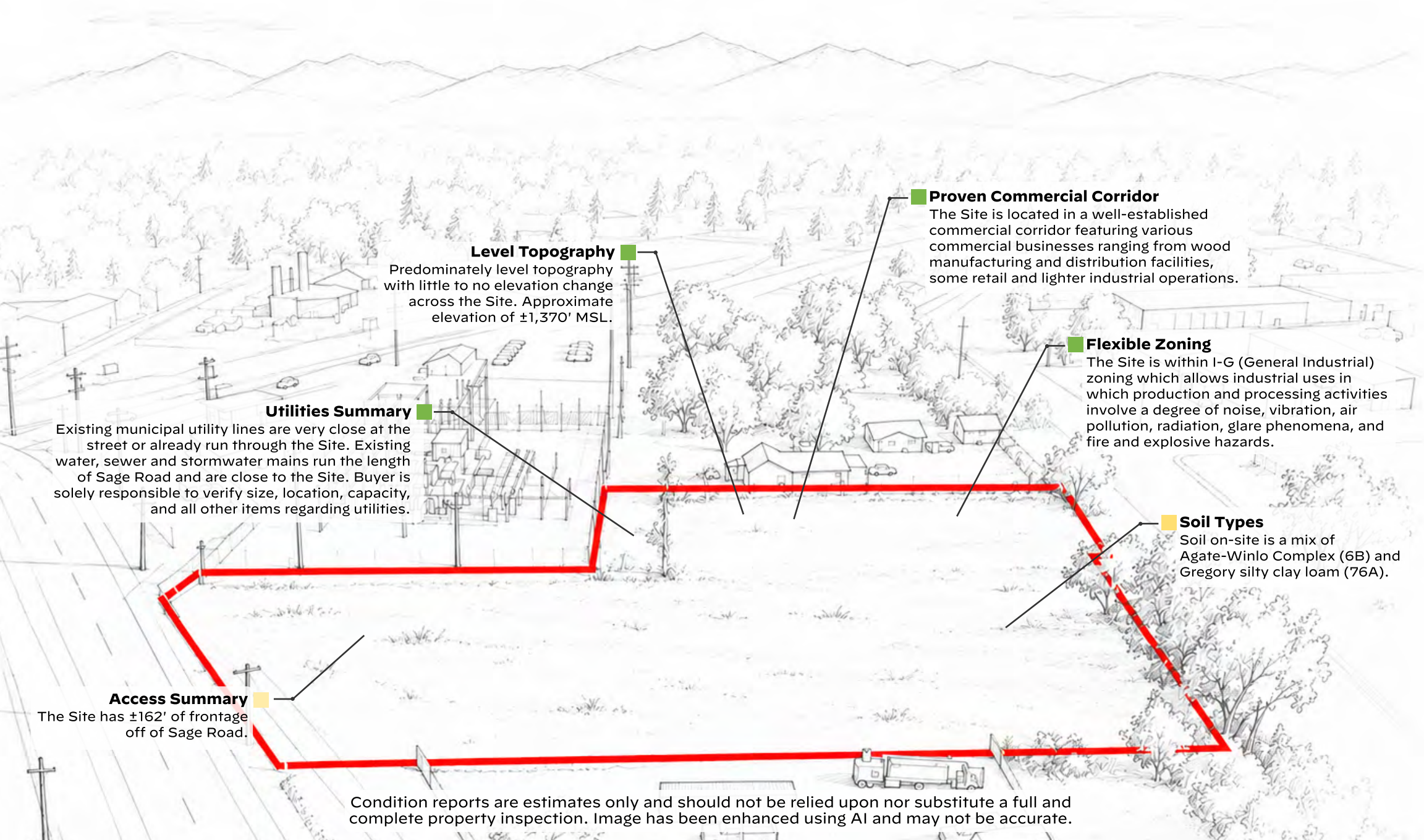


Flat & Usable Topography

The flat, accessible parcel could make for an easy development process reducing costs in planning and construction. Utilities are either stubbed to the Site or very close at the street. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities



Parcel boundaries are approximate and are for illustration purposes only.



Level Topography

Predominately level topography with little to no elevation change across the Site. Approximate elevation of $\pm 1,370'$ MSL.

Utilities Summary

Existing municipal utility lines are very close at the street or already run through the Site. Existing water, sewer and stormwater mains run the length of Sage Road and are close to the Site. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

Access Summary

The Site has $\pm 162'$ of frontage off of Sage Road.

Proven Commercial Corridor

The Site is located in a well-established commercial corridor featuring various commercial businesses ranging from wood manufacturing and distribution facilities, some retail and lighter industrial operations.

Flexible Zoning

The Site is within I-G (General Industrial) zoning which allows industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution, radiation, glare phenomena, and fire and explosive hazards.

Soil Types

Soil on-site is a mix of Agate-Winlo Complex (6B) and Gregory silty clay loam (76A).

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

Overlay Report



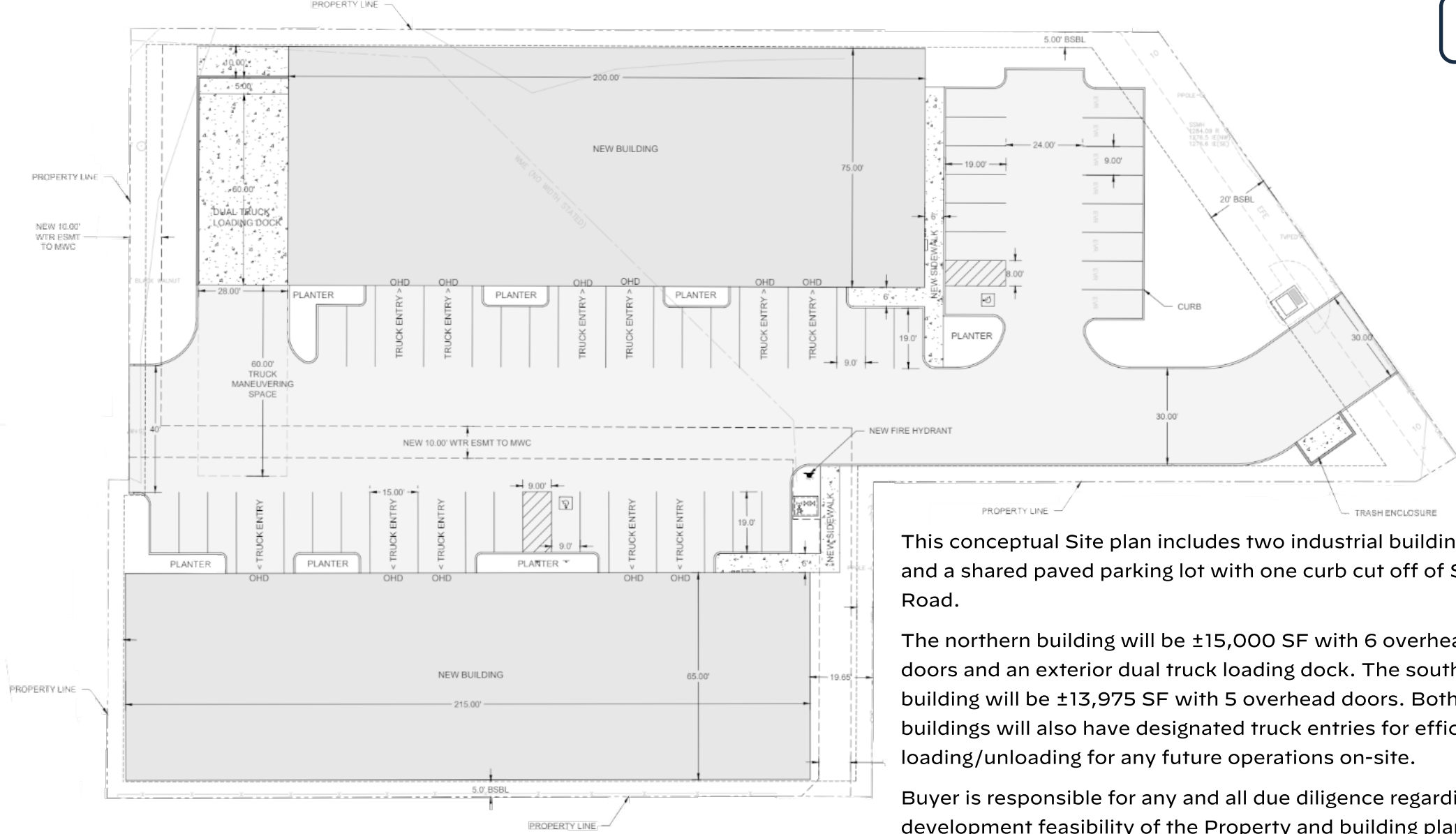
Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

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:	6B - Agate-Winlo Complex; 76A - Gregory silty clay loam
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	City of Medford
School District:	549c (Medford)
Airport:	Yes; min. elevation 1,500'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	Yes, developed
Natural Area:	N/A



Subject Property Aerial

Conceptual Site Plan



This conceptual Site plan includes two industrial buildings and a shared paved parking lot with one curb cut off of Sage Road.

The northern building will be ±15,000 SF with 6 overhead doors and an exterior dual truck loading dock. The southern building will be ±13,975 SF with 5 overhead doors. Both buildings will also have designated truck entries for efficient loading/unloading for any future operations on-site.

Buyer is responsible for any and all due diligence regarding development feasibility of the Property and building plans.



Conceptual Site Plan Overlay

Soil Info Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
76A	Gregory silty clay loam, 0 to 3 percent slopes	1.05	60	0	69	4w
6B	Agate-Winko complex, 0 to 5 percent slopes	0.71	40.57	0	35	4s
TOTALS		1.76(*)	100%	-	55.6	4.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

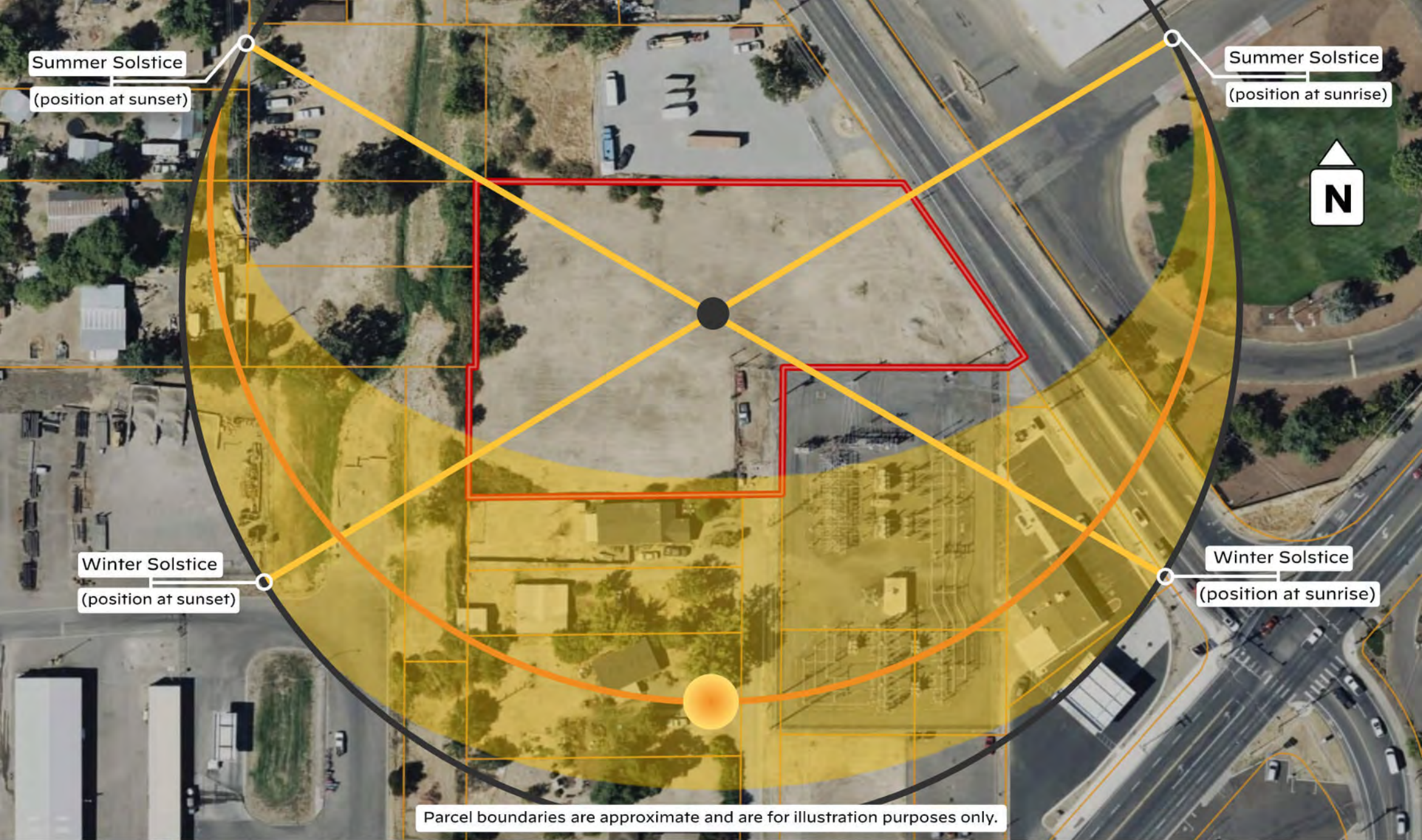
Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water





Sun Path Overlay (approximate)

Identification Key

-  = MWC water main
-  = Sewer mains
-  = Stormwater mains

Note: Line diameters vary widely. Utility locations and boundaries are **approximate and not guaranteed**. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

Sources: Rogue Valley Sewer Services and the Medford Water Commission



Parcel boundaries are approximate and are for illustration purposes only.

Utility Locate Map (approx.)



Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo Aerial

1185 Sage Road | Merit Commercial Real Estate | 13



NW View



NE View



SE View



SW View

Subject Photos - Aerials



Subject Property



Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors

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	\$80,734
	Per Capita Income	\$26,875	\$33,346	\$44,673
	Median Age	37.4	42.6	39.1
	Unemployment Rate	3.9%	2.8%	5.3%
	High School Degree	90.6%	90.8%	89.6%
	Bachelor's Degree	24.5%	25.1%	35.7%
Housing	Median Home Value	\$429,500	\$465,000	\$332,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	65.2%
	Tenant Occupied	45.1% (±)	34.1% (±)	34.8% (±)
	Vacancy	2.1% (±)	1.6% (±)	12.8%

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.



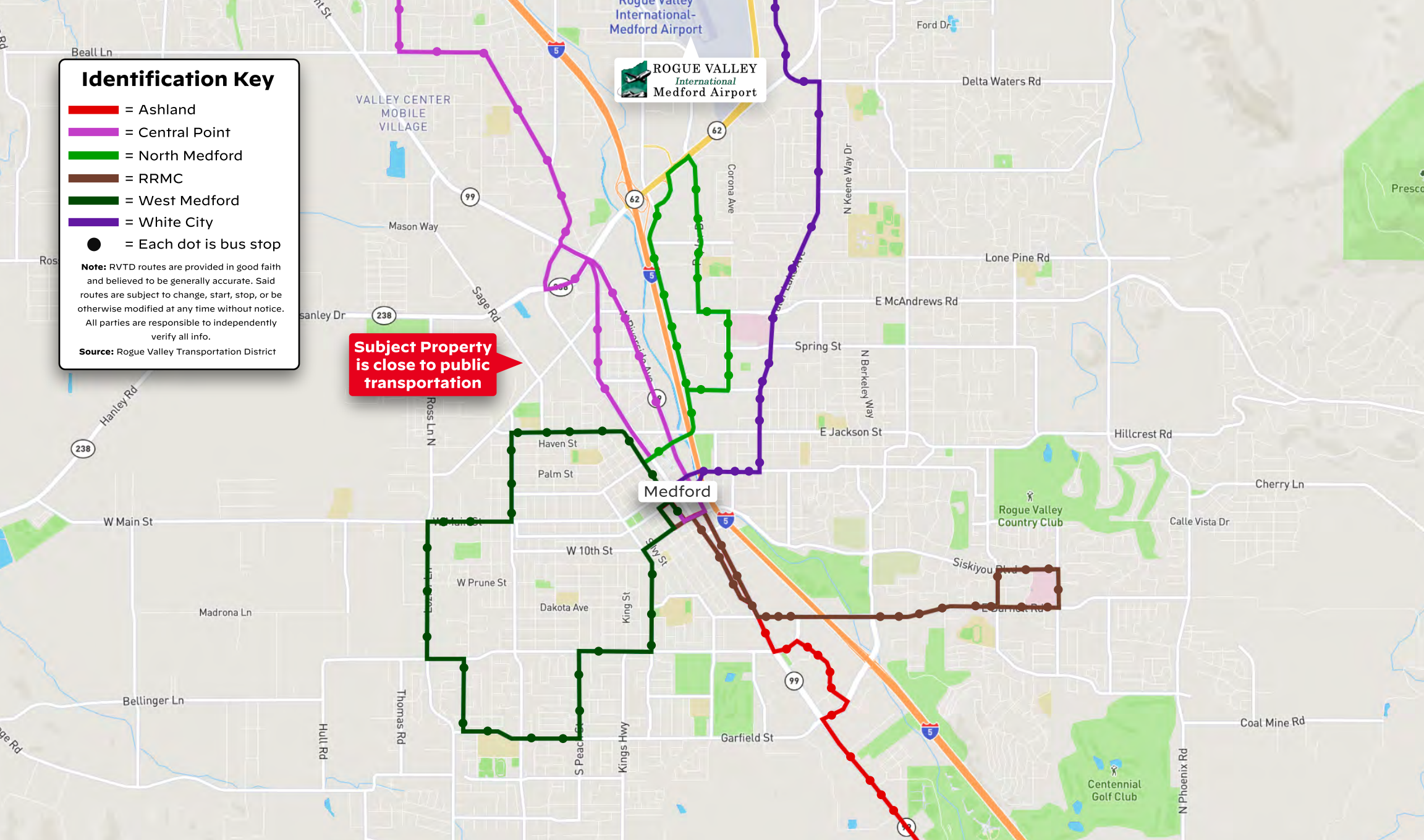
Identification Key

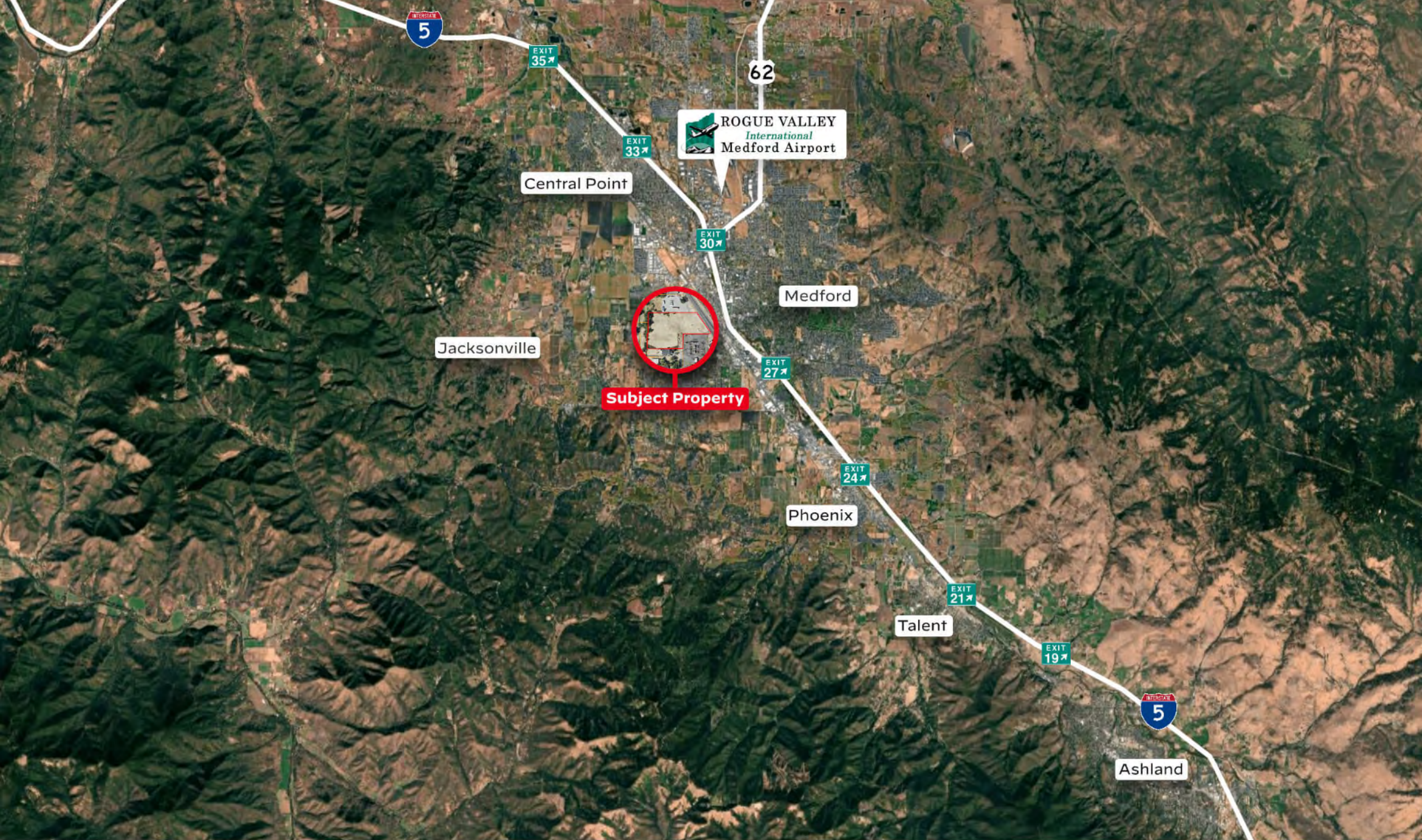
- = Ashland
- = Central Point
- = North Medford
- = RRMC
- = West Medford
- = White City
- = Each dot is bus stop

Note: RVRTD routes are provided in good faith and believed to be generally accurate. Said routes are subject to change, start, stop, or be otherwise modified at any time without notice. All parties are responsible to independently verify all info.

Source: Rogue Valley Transportation District

Subject Property is close to public transportation





Regional Map - Rogue Valley



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, 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

1185 Sage Road 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
scottnking@gmail.com

Caspian Hoehne

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



Parcel boundaries are approximate and are for illustration purposes only.



Additional Resources

M 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

- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- DMC Construction**, dmcconstructionoregon.com..... (541) 254 4245
- ★ **Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.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.



Notice of Disclosures

This Offering Memorandum (the "Document") is intended for only the party receiving it from Merit Commercial RE, LLC ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this Document has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this Document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this Document is not a substitute for a thorough due diligence investigation.

This Document and all related materials, including but not limited to text, graphics, financial data, projections, designs, and intellectual property contained herein, are the proprietary and confidential property of MCRE. The Document is provided solely for the use of the intended recipient(s) for the purpose of evaluating the specific investment or transaction opportunity described herein. Some photos or graphics in this Document may have been enhanced using AI and may not be exactly accurate, nor should they be relied upon for any investigation, studies, or any other use besides general informational purposes.

Any unauthorized use, reproduction, duplication, distribution, or adaptation of the Document or any portion thereof, in any form or by any means, whether electronic, mechanical, or otherwise, is strictly prohibited without the express written consent of MCRE. This includes, but is not limited to, copying, modifying, creating derivative works, or using the Document as a template or basis for other materials. Such actions may constitute a violation of applicable intellectual property laws, including copyright and trade secret laws.

MCRE reserves all rights to pursue any and all legal remedies available to the fullest extent permitted by law against any individual or entity engaging in unauthorized use, reproduction, or distribution of this Document. By accepting receipt of this Document, you acknowledge and agree to abide by these restrictions and to maintain the confidentiality and integrity of the information provided.

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

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

Caspian Hoehne
Licensed Real Estate Broker in
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