

OFFERING MEMORANDUM

FOR SALE

BUILD-TO-SUIT INDUSTRIAL SITES IN WHITE CITY, OR

1917 & 1921 Bobcat Way, White City, OR 97503

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

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

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present 1917-1921 Bobcat Way, two build-to-suit development sites located in beautiful White City, Oregon (the "Sites").

The Sites are situated on two contiguous parcels totaling 2.03 acres, each planned for a to-be-built ±12,000 SF industrial building.

The Parcels are available individually or together, and are available for a build-to-suit ("BTS") package of two, approximately 12,000 SF clear-span warehouses delivered in a cold shell condition at the pricing indicated in this report.

Users can enjoy the opportunity to provide specific building specs with accurate pricing estimates, and nearly immediately begin vertical construction of your new warehouse.

All utilities are stubbed to the two building pads, and sitework and grading is essentially complete, allowing for a quick construction start date without waiting months for underground work.

To maximize speed, plans are already drawn up for a ±12,000 SF clear-span

warehouse on each parcel; users are encouraged to lock-in office buildout, HVAC needs, plumbing needs, and other desired mechanical or layout customizations now, and could possibly take delivery of a completed warehouse in a few months, depending on customizations.

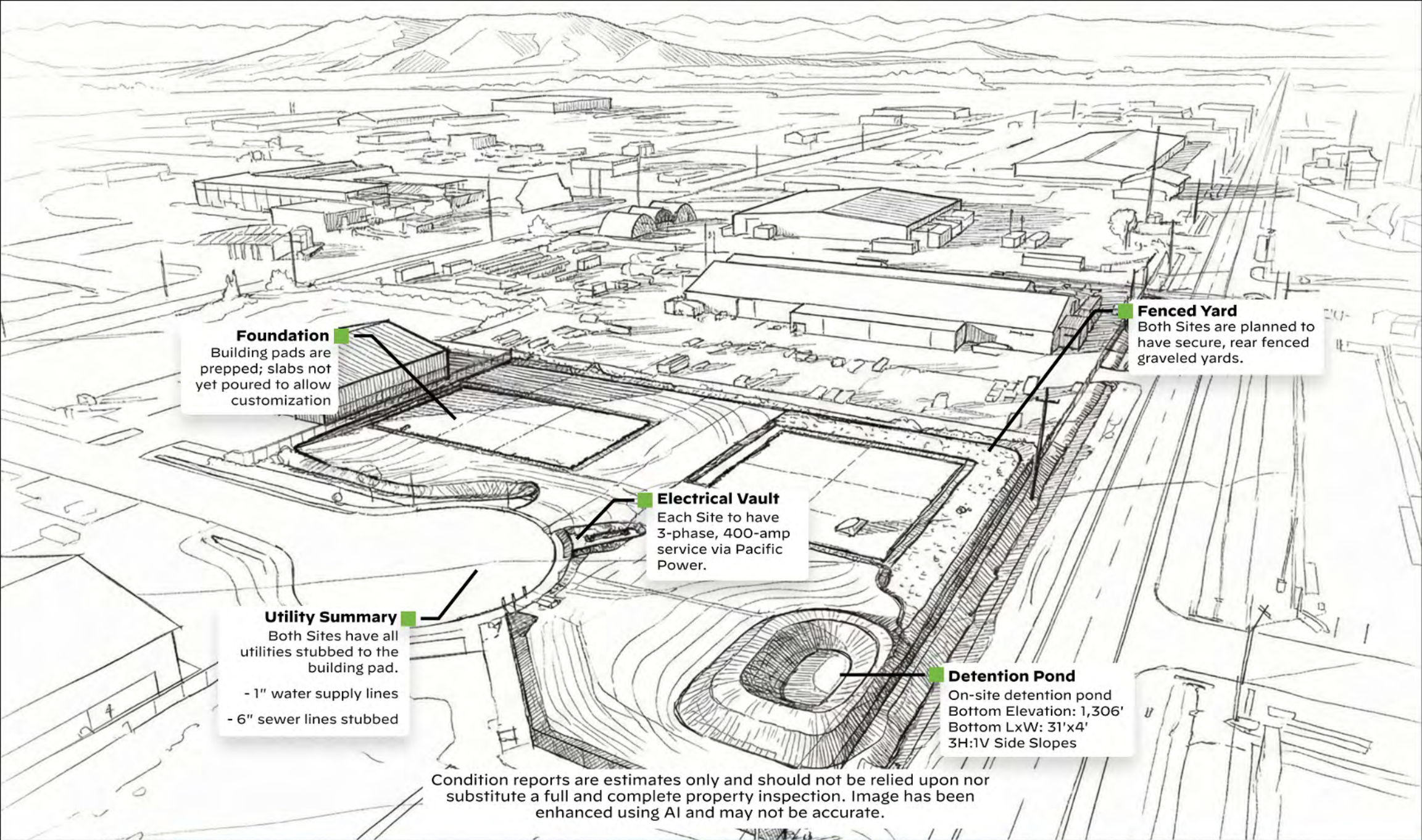
Additionally, the site plans suggest that both parcels will have fully paved asphalt parking, chain-link fencing and loading areas for industrial use.

Conveniently located in White City, the Sites also offers excellent access to major roadways throughout the Rogue Valley, including a ±9-minute/7.5-mile drive to Interstate-5 and a short ±3-minute drive to Highway 62. This location provides strong connectivity and some visibility for any operations on the property.

The opportunity at 1917-1921 Bobcat Way is clear for prospective buyers. The Site is shovel ready for development with two to-be-built 12,000 SF industrial buildings. With close proximity to major arterials in the region, this Site offers excellent access. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	Parcel 1: \$375,000 Parcel 2: \$375,000
BTS Specs:	Each parcel's price includes construction and delivery of a 12,000 SF clear-span warehouse in a 'vanilla shell' condition. Purchasers may customize building to their specs at additional costs.
Address:	1917-1921 Bobcat Way, White City, OR 97503
Legal:	36-1W-19A TL 2206 APN 11008758 36-1W-19A TL 2207 APN 11008759
Annual Taxes:	\$2,813.32 (currently assessed as land)
Zoning:	I-G (General Industrial)
Gross Acreage:	2.03 ac total (88,427 SF) Parcel 1: 1.00 ac Parcel 2: 1.03 ac
Access:	Sites have dedicated access from Bobcat (Parcel 2 has 2nd driveway from Antelope)
Utilities:	All utilities are public (Medford Water, RVSS, Pacific Power) and are stubbed to building pads Each site has: 1" water supply lines 6" sewer wasteline 3-phase 400 amp electrical service Ability to further customize placement, etc
Wetlands:	Former mill site with engineered fill



Foundation

Building pads are prepped; slabs not yet poured to allow customization

Fenced Yard

Both Sites are planned to have secure, rear fenced graveled yards.

Electrical Vault

Each Site to have 3-phase, 400-amp service via Pacific Power.

Utility Summary

Both Sites have all utilities stubbed to the building pad.

- 1" water supply lines
- 6" sewer lines stubbed

Detention Pond

On-site detention pond
Bottom Elevation: 1,306'
Bottom LxW: 31'x4'
3H:1V Side Slopes

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 and Infrastructure Overview

Investment Highlights

Rare BTS Opportunity

1917-1921 Bobcat Way consists of two planned 12,000 SF build-to-suit industrial buildings with sitework and grading essentially complete. Buyers can quickly determine exact specs and begin vertical construction much quicker than alternatives.



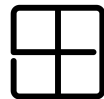
Convenient Location

Located off of Antelope Road, the main arterial near the Sites, 1917-1921 Bobcat Way are situated in a convenient location. The Sites are a short 5.8 miles / 10-minute drive to Interstate 5 access and $\pm$ 0.7 miles / 3 minutes to Highway 62 allowing for easy transportation of product or inventory throughout the Rogue Valley.



Flexible Zoning

The Sites are located within I-G (General Industrial) zoning. The zoning provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution, etc.



Parcel boundaries are approximate and are for illustration purposes only.



#1. Parcel 1

Offering Price: \$375,000

Address: 1917 Bobcat Way, Medford, OR 97503

Legal: 36-1W-19A TL 2206 | APN 11008758

Annual Taxes: \$1,382.82 (per County - currently only land)

Zoning: I-G (General Industrial)

Gross Acreage: 1.00 ac (43,560 SF)

Utilities: All utilities are public and are stubbed to the building pad.

BTS Specs: The Parcels are available individually or together, and are available for a build-to-suit ("BTS") package of two, approximately 12,000 SF clear-span warehouses delivered in a cold shell condition at the pricing indicated in this report.

Users can enjoy the opportunity to provide specific building specs with accurate pricing estimates, and nearly immediately begin vertical construction of your new warehouse.

All utilities are stubbed to the two building pads, and sitework and grading is essentially complete, allowing for a quick construction start date without waiting months for underground work.

To maximise speed, plans are already drawn up for a ±12,000 SF clear-span warehouse on each parcel; users are encouraged to lock-in office buildout, HVAC needs, plumbing needs, and other desired mechanical or layout customizations now, and could possibly take delivery of a completed warehouse in a few months, depending on customizations.

Additionally, the site plans suggest that both parcels will have fully paved asphalt parking, chain-link fencing and loading areas for industrial use. These items may be further customized for your exact needs.

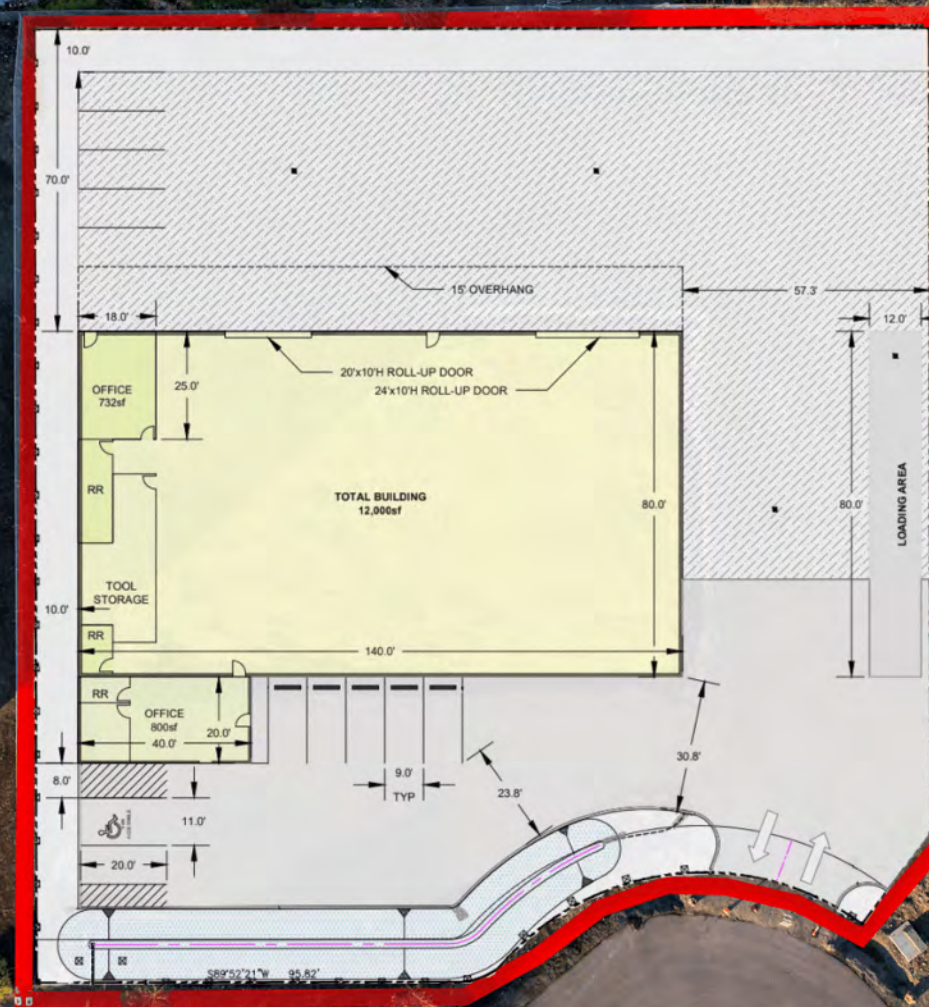


Conceptual Development Site Plan

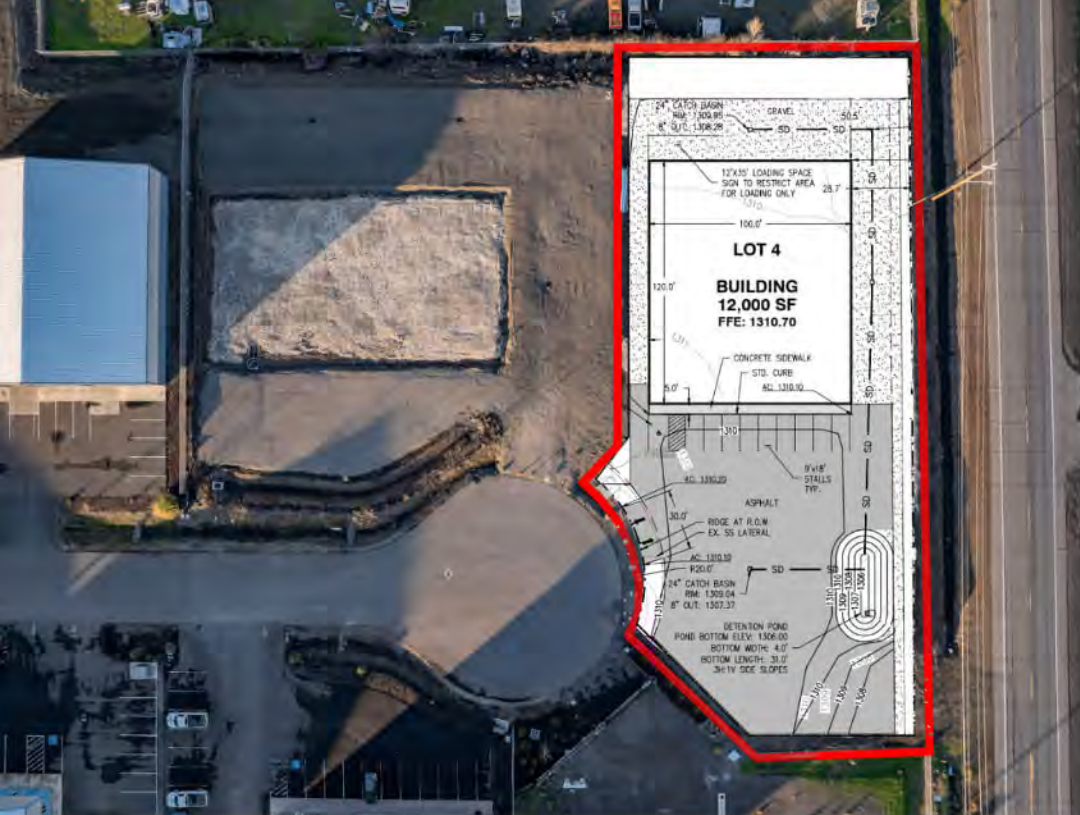
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Users can enjoy the opportunity to provide specific building specs with accurate pricing estimates, and nearly immediately begin vertical construction of your new warehouse.

NOTE: Neither buildings currently exist; the Parcels are prepped building sites only.



Conceptual Site Plan - 1917 Bobcat Way
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#2. Parcel 2

Offering Price: \$375,000

Address: 1921 Bobcat Way, Medford, OR 97503

Legal: 36-1W-19A TL 2207 | APN 11008759

Annual Taxes: \$1,430.50 (per County - currently only land)

Zoning: I-G (General Industrial)

Gross Acreage: 1.03 ac (44,867 SF)

Utilities: All utilities are public and are stubbed to the building pad.

BTS Specs: The Parcels are available individually or together, and are available for a build-to-suit ("BTS") package of two, approximately 12,000 SF clear-span warehouses delivered in a cold shell condition at the pricing indicated in this report.

Users can enjoy the opportunity to provide specific building specs with accurate pricing estimates, and nearly immediately begin vertical construction of your new warehouse.

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To maximise speed, plans are already drawn up for a ±12,000 SF clear-span warehouse on each parcel; users are encouraged to lock-in office buildout, HVAC needs, plumbing needs, and other desired mechanical or layout customizations now, and could possibly take delivery of a completed warehouse in a few months, depending on customizations.

Additionally, the site plans suggest that both parcels will have fully paved asphalt parking, chain-link fencing and loading areas for industrial use. These items may be further customized for your exact needs.

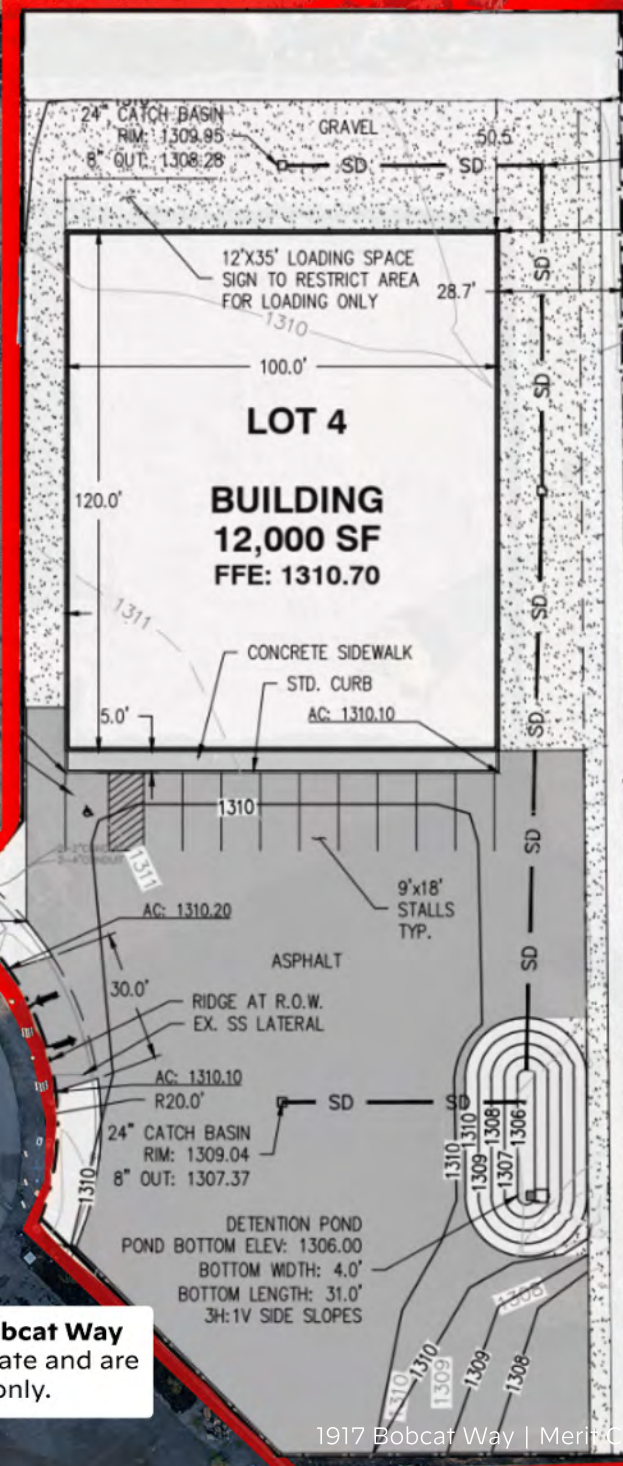
Conceptual Development Site Plan

The Parcels are available individually or together, and are available for a build-to-suit ("BTS") package of two, approximately 12,000 SF clear-span warehouses delivered in a cold shell condition at the pricing indicated in this report.

Users can enjoy the opportunity to provide specific building specs with accurate pricing estimates, and nearly immediately begin vertical construction of your new warehouse.

NOTE: Neither buildings currently exist; the Parcels are prepped building sites only.

Conceptual Site Plan - 1921 Bobcat Way
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Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-1W-19A TL 2206	11008758	1.00-ac	I-G
(02) 36-1W-19A TL 2207	11008759	1.03-ac	I-G

#01

#02

Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial Summary

Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

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Parcel boundaries are approximate and are for illustration purposes only.

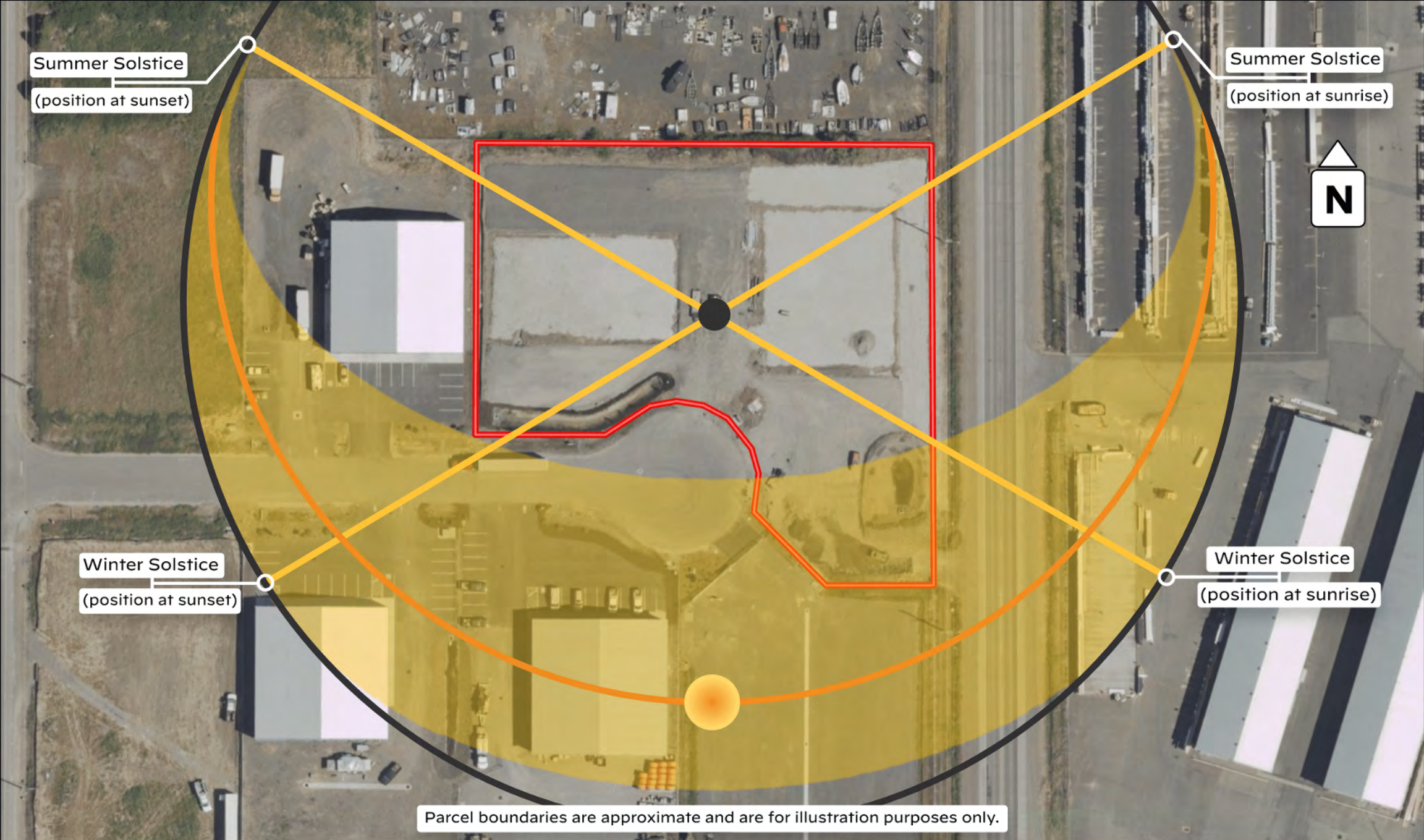


Subject Property

PAVATI

Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors



Sun Path Overlay (approximate)

Identification Key

- Blue line = Water main
- Orange line = 18" Stormwater main
- Green line = 12" Stormwater main
- Yellow line = 8" Sewer main
- Purple line = 6" Sewer main

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

Sources: Rogue Valley Sewer Services and Medford Water

Subject Property

Parcel boundaries are approximate and are for illustration purposes only.

Existing Utility Map (approx.)

Overlay Report



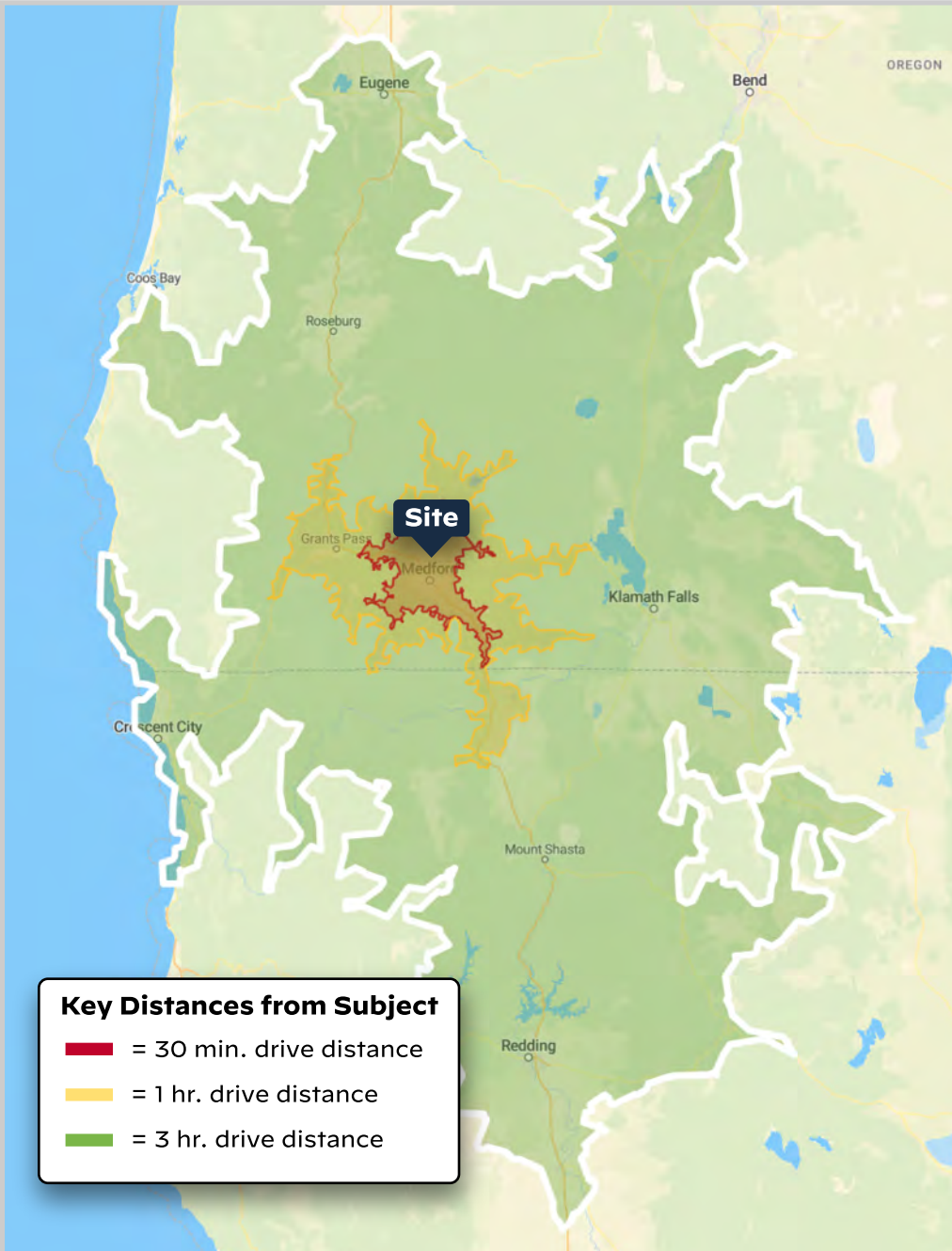
Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

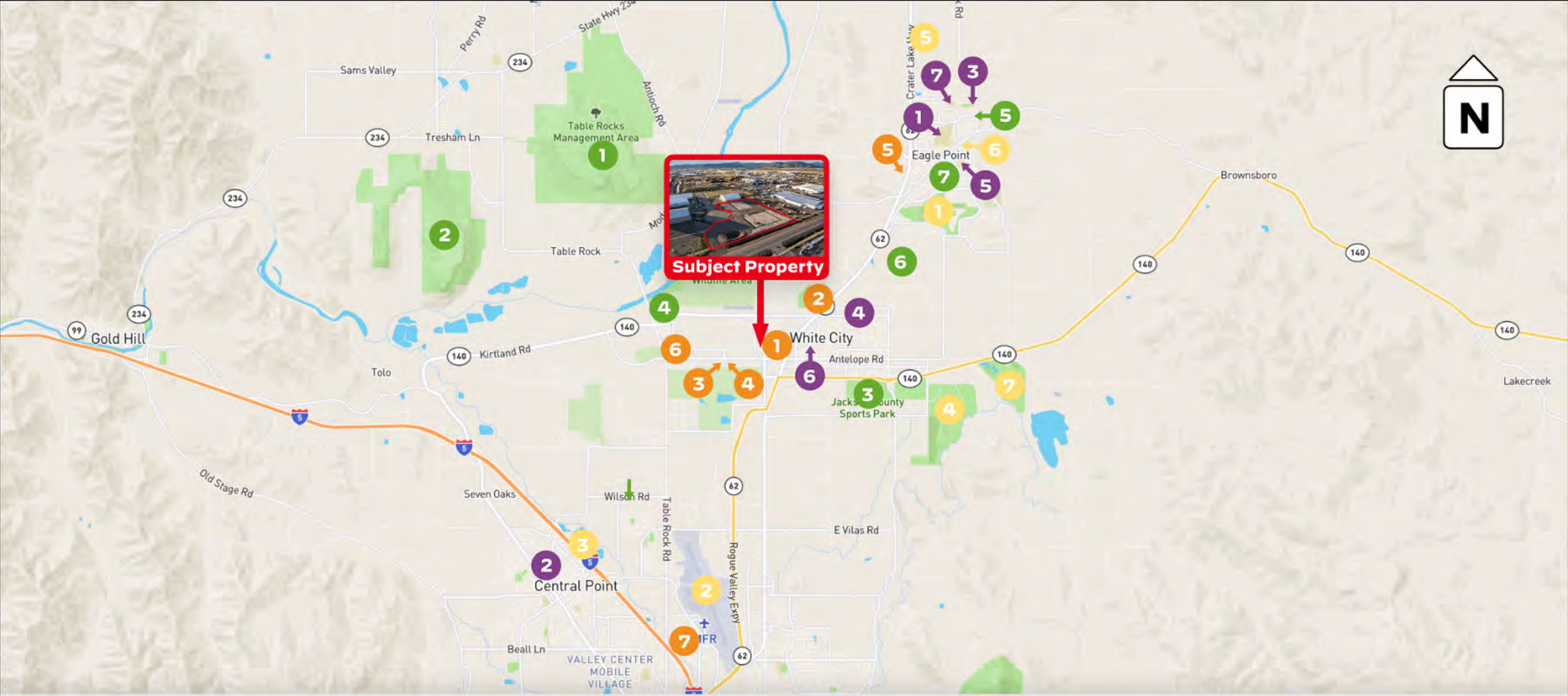
Zoning:	I-G (General Industrial) External link to Medford Zoning Code
City Limits:	Yes, inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	Former mill site with engineered fill
Soils:	6B - Agate-Winlow Complex
RVSS:	Yes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

Market Summary

	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
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%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	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%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.





Greenspace / Parks

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

Schools

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

Major Employers

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

Landmarks

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



Lower Table Rock



White City Industrial Area



Rogue River



White City, OR | History and Profile

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

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

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

The area has a strong sense of community as well as a diverse economy. Within an 18 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, Touvelle Sate 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



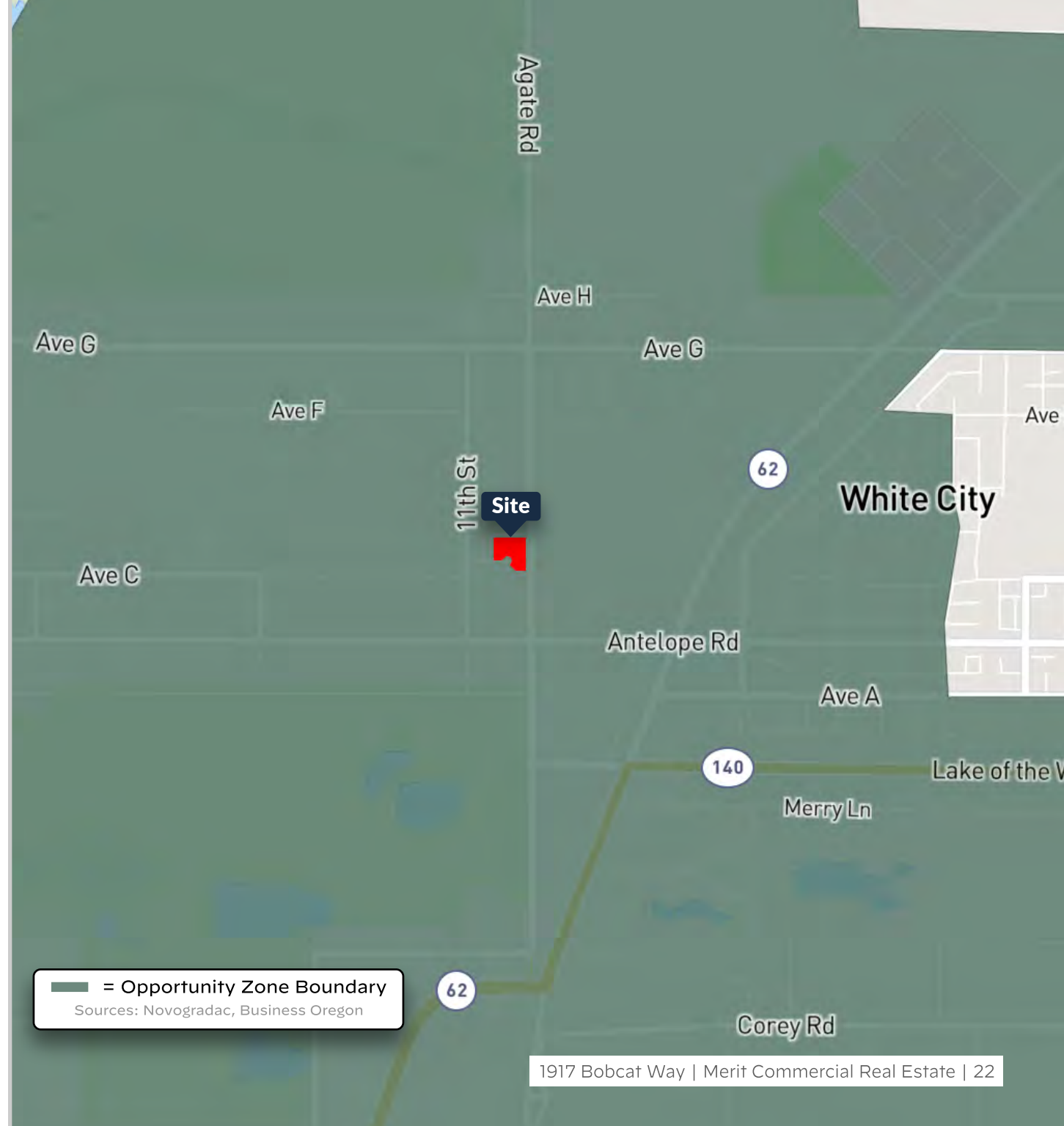
Region Aerial - White City

Opportunity Zones

1917-1921 Bobcat Way is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 1917-21 Bobcat Way this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

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



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

1917-1921 Bobcat Way is being offered on the open market. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Please - do not disturb neighbors.

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
- Specifics of building to-be-built will be negotiated and determined during escrow. Sales process can be tailored to buyer's specific needs/situation.

Please contact listing brokers Scott and Caspian for additional information.

Scott King

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scotttning@gmail.com

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State of Oregon (#201234073)

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.