



# OFFERING MEMORANDUM

Newly Constructed Warehouse  
Unit Available For Lease

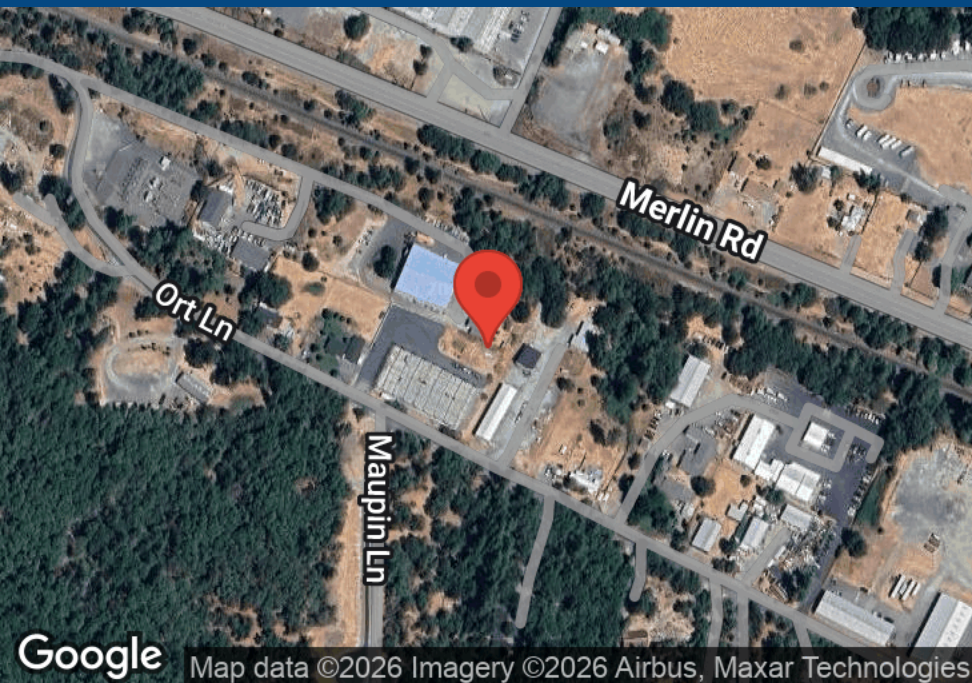
954 ORT LN  
MERLIN, OR 97532

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<b>PRICE / SF:</b>	\$0.75 PSF/month
<b>AVAILABLE SF:</b>	4,800 Approx - UNIT C
<b>LEASE TERM:</b>	Asking Min 3 years
<b>CLEAR HEIGHT:</b>	22' - mezzanine optional
<b>CONSTRUCTION:</b>	Steel Frame, Gypsum
<b>GRADE DOORS:</b>	1 Roll-up 14x14
<b>LIGHTING:</b>	LED
<b>ZONING:</b>	Light Industrial
<b>BATHROOM:</b>	1 ADA per unit
<b>ELECTRICAL:</b>	3 Phase Converter
<b>TENANT RESPONSIBILITY:</b>	Electric, garbage, phone, cable, security

## PROPERTY OVERVIEW

Unit C is available for lease within a newly constructed warehouse/flex building offering light industrial space equipped with a 14x14' roll-up doors, 22' clear height, 3-phase power converter, one ADA restroom, with the ability to accommodate an optional mezzanine.

Situated on 1.27 AC, the site provides excellent functionality for a wide range of uses including storage, light fabrication, product development, packaging, or construction related operations.

Prime location with convenient access to I-5 (approx. 1 mile), Grants Pass Airport (7 miles), and Medford (30 miles). This versatile property combines modern construction, flexible design, and strategic positioning within Grants Pass' industrial corridor.



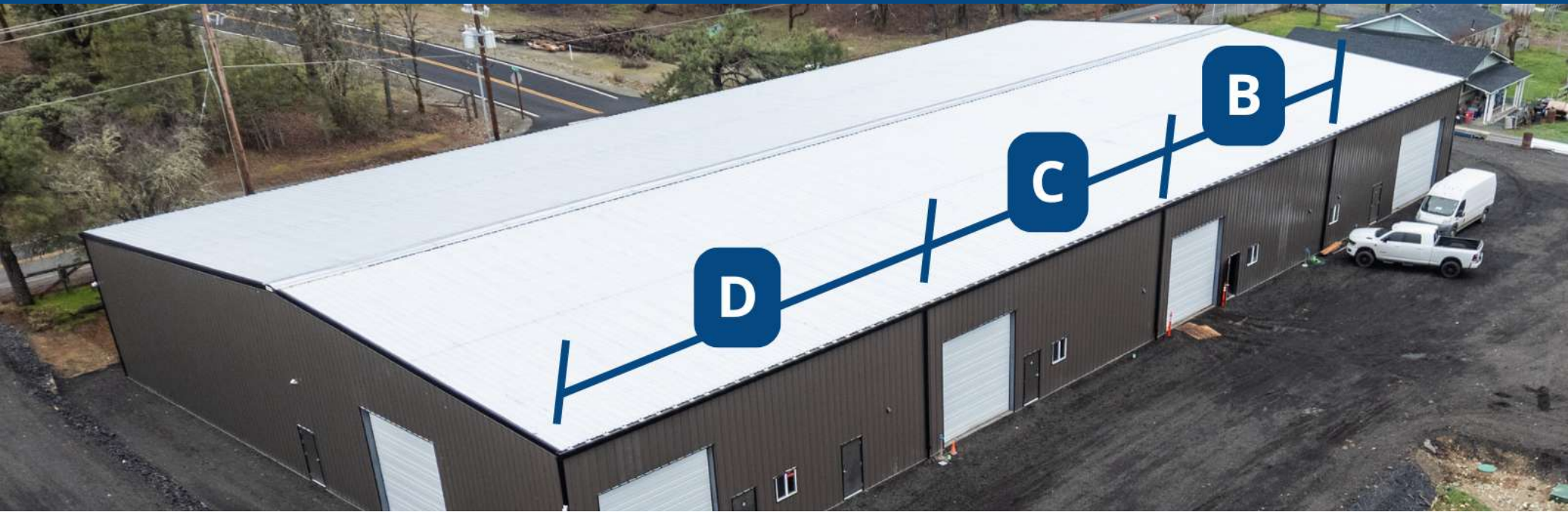
## LOCATION OVERVIEW

Perfectly positioned in the high-growth Happy Valley/Clackamas corridor, the property offers seamless access to I-205, Hwy 212, and Hwy 224, providing a high-speed link to the Greater Portland Metro and Portland International Airport.

This newly constructed asset fills a critical void for small-bay industrial space in a submarket where inventory is historically tight and new development is restricted by limited land availability.

The property benefits directly from the SE 172nd Ave expansion project, a major municipal investment designed to streamline heavy freight traffic and support the area's rapid commercial evolution.

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	405	5,830	13,430
Total Units	186	2,634	5,948
Median Income	\$76,444	\$73,013	\$73,230



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
D	4,855	Asking 3 Years	\$0.75 /sf/mo	Lt mfg, warehouse	New	Leased
C	4,800	Asking 3 Years	\$0.75 /sf/mo	same	same	Available
B	5,095	Asking 3 Years	\$0.75 /sf/mo	same	same	Leased

### BUILDING FEATURES (per unit):

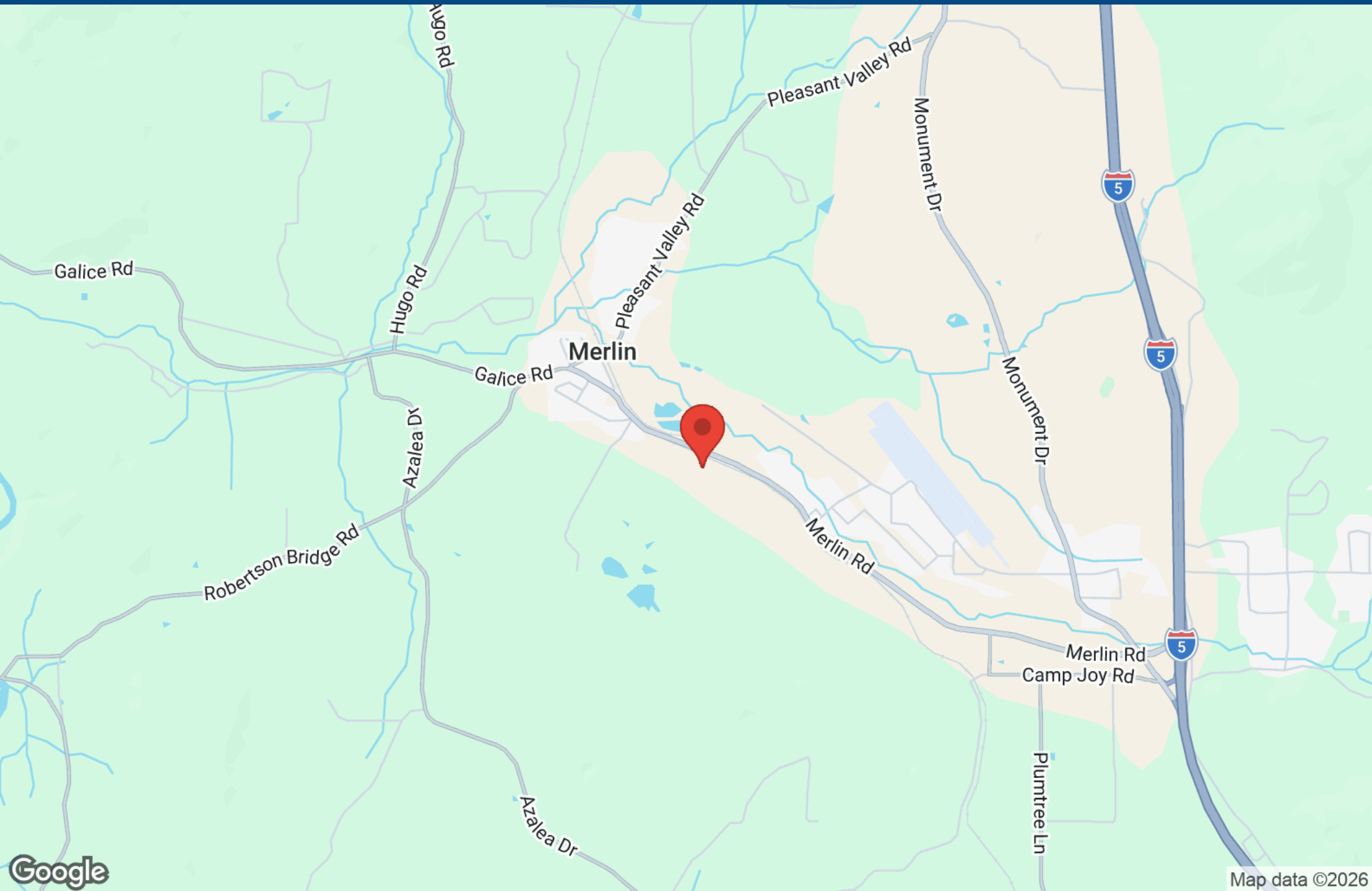
- 14'x14' grade-level roll-up doors (2 on end unit)
- 22' clear height (mezzanine capable for offices and additional storage)
- 3-phase electric power
- (1) ADA Bathroom
- LED Lighting

### POTENTIAL USES (verify with Josephine County):

- Specialty Fabrication (metal, wood, plastics, cabinetry)
- Electronics assembly and repair
- Medical device, biotech assembly, R&D companies
- Product packaging and fulfillment centers (small scale)
- Electric, plumbing or HVAC contractors (with limited yard needs)
- Equipment manufacturing and repair
- Storage/warehousing
- Small logistics or last-mile delivery, (van-based, not semi-truck)

# REGIONAL MAP

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**Merlin Distribution aka  
South Coast Distribution**

**SOTAR -  
Custom Rafts**

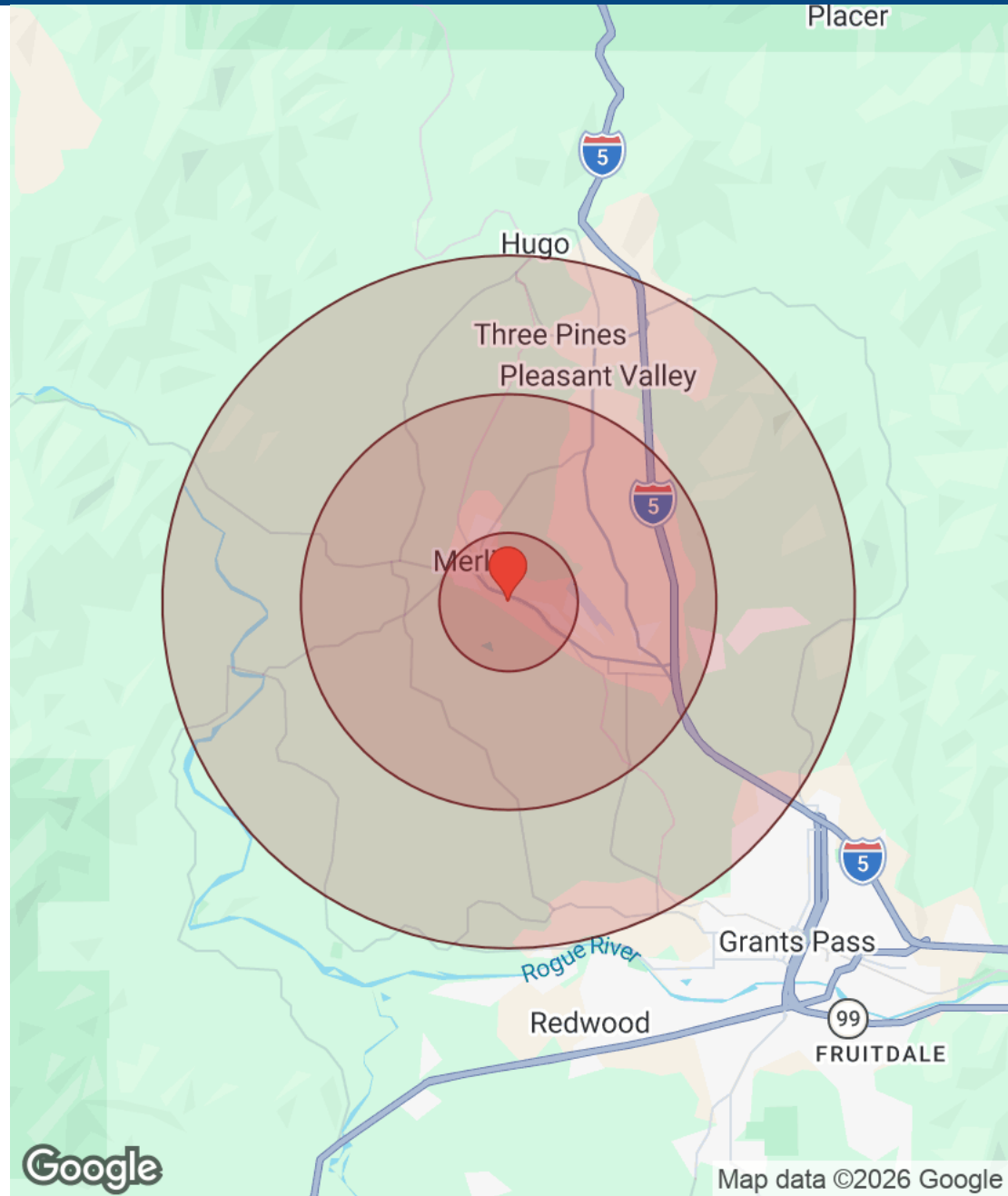
**Outcast Diesel  
Repair LLC**

**Grayback  
Forestry Inc**

# DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	211	2,966	6,900
	Female	204	2,823	6,512
	Total Population	415	5,790	13,412
Housing	Total Units	193	2,638	5,986
	Occupied	171	2,366	5,379
	Owner Occupied	133	1,900	4,436
	Renter Occupied	38	466	943
	Vacant	21	271	607
Age	Ages 0 - 14	63	876	1,984
	Ages 15 - 24	35	521	1,179
	Ages 25 - 54	127	1,739	3,905
	Ages 55 - 64	64	873	2,008
	Ages 65+	126	1,781	4,337
Income	Median	\$75,620	\$73,893	\$75,790
	Under \$15k	15	209	427
	\$15k - \$25k	31	311	486
	\$25k - \$35k	12	148	368
	\$35k - \$50k	8	170	603
	\$50k - \$75k	19	365	782
	\$75k - \$100k	11	263	742
	\$100k - \$150k	49	465	845
	\$150k - \$200k	6	122	498
Over \$200k	20	313	627	



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

# PROPERTY PHOTOS - UNIT B/C

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