



FOR SALE: \$995,000 -or- FOR LEASE: Starting @ \$0.40/SF

SOUTHERN OREGON WAREHOUSES | 42,400 SF

615 Spring Street, Klamath Falls, OR 97601



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PROPERTY SUMMARY

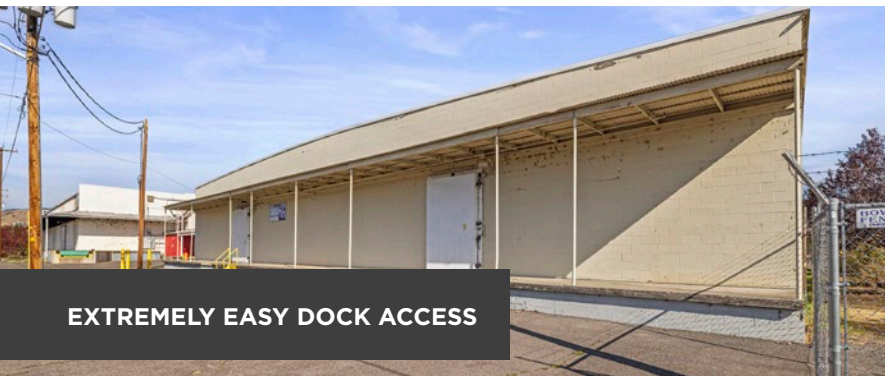
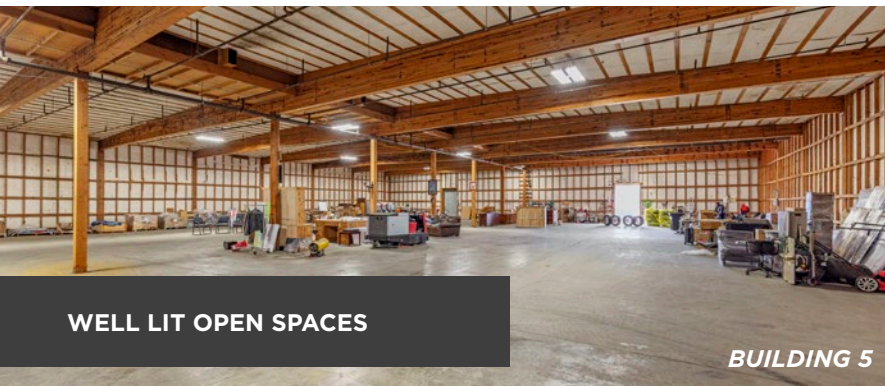
Unique market opportunity to acquire three adjacent warehouse facilities in Southern Oregon. These buildings have separate loading docks and entrances but are on shared utilities. Extra thick insulated walls keep all buildings at nearly the same temperature year-round.

Building 5 is 13,200 sf; while it is sprinklered, it does not have other existing water or heat.

Building 6 is 9,700 sf with 2- 200 amp service panels.

Building 7 is 19,500 sf and has the ability to be used as a refrigeration space (would need additional equipment).

Adjacent cold storage facility next door could also be packaged with these warehouses (information available separately but briefly: four adjacent cooler/freezer spaces totaling 52,200 sf plus additional 9,100 sf of office and shop space).



PROPERTY HIGHLIGHTS



BUILDING 6

PROPERTY HIGHLIGHTS

RARE WAREHOUSE OPPORTUNITY

- Large combined warehouse space not usually found on the market



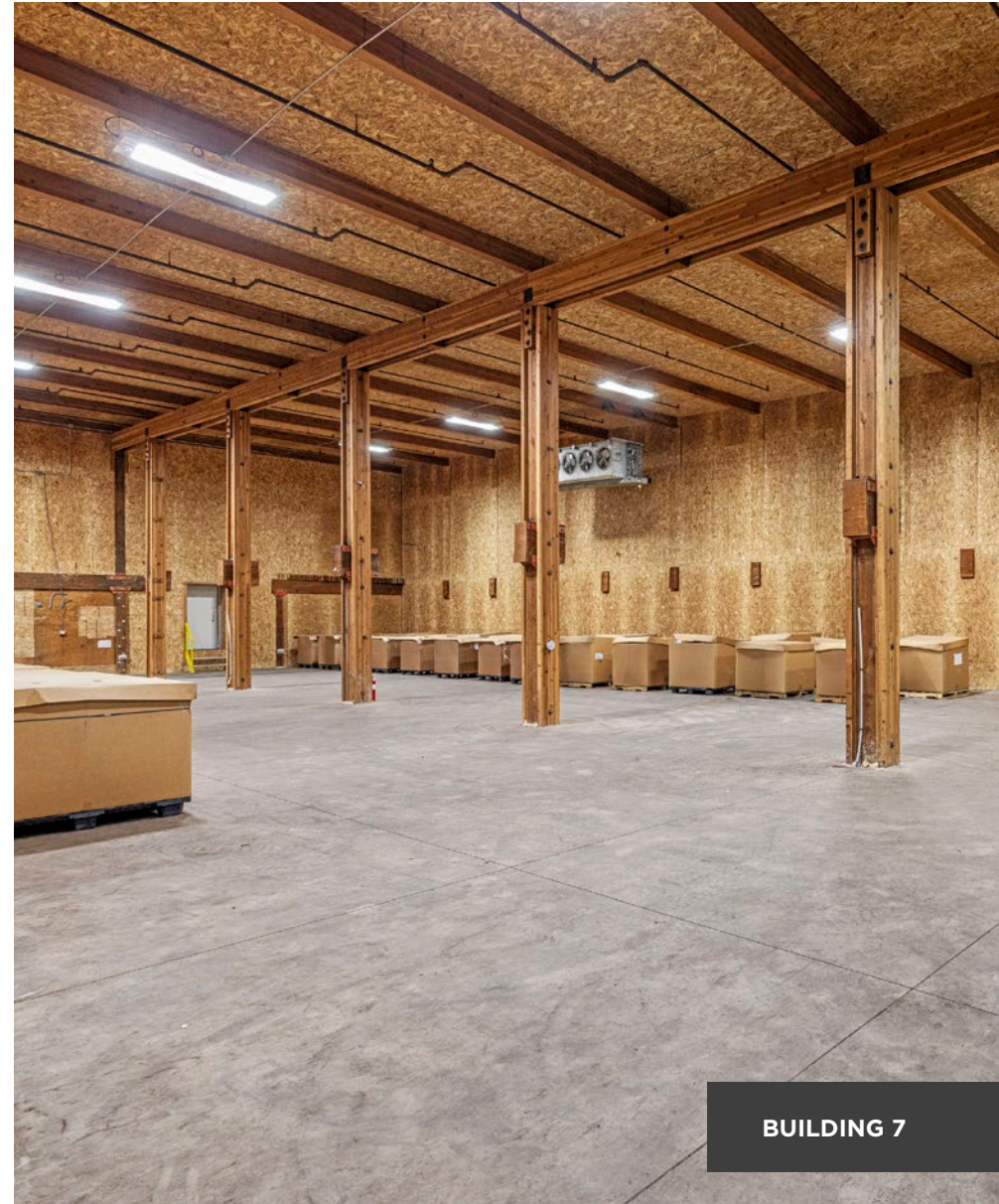
FLEXIBLE SPACE ALLOCATION

- Three separate buildings provide flexibility to have multiple tenants or one large tenant with separate storage areas

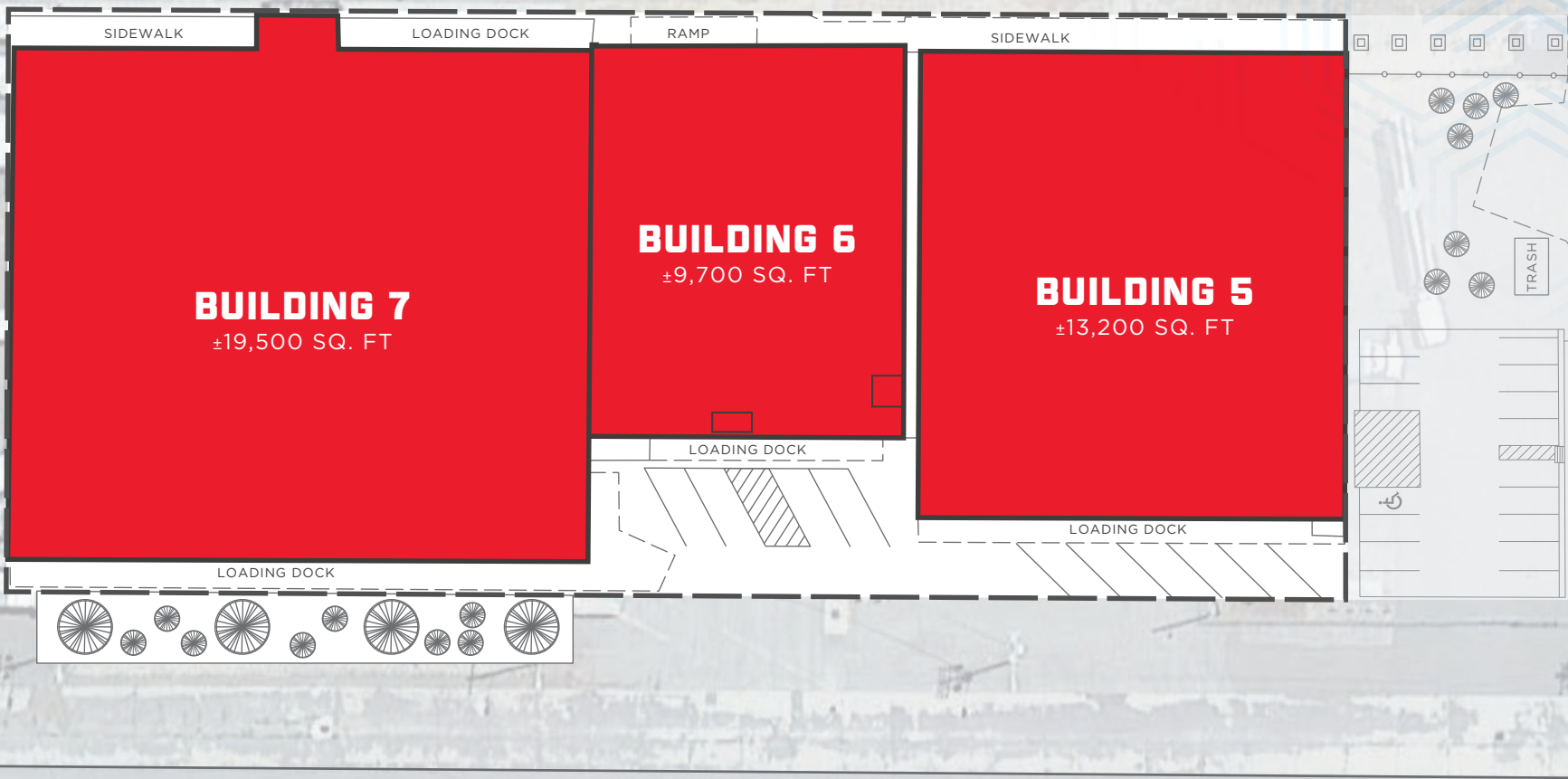
EASY TRANSPORTATION ACCESS

- Close to Highway 97 to access Central Oregon, Northern California, and the I-5 corridor

PROPERTY OVERVIEW



BUILDING 7



S SPRING ST

PROPERTY SUMMARY

Address	615 Spring St., Klamath Falls, OR 97601
Submarket	Southern Oregon
Block/Lot	Block 11, Lots 3-9, Tax Map #3809-003BC-00400
Zoning	Industrial
Year Built/Renovated	Unknown
Sq. Ft	42,400

- ±42,400 SF Total
- 7 Large, Hinged Doors (4- 6' x 10', 2- 6' x 10', 2- 5'x 8')
- 2 Sliding Doors (1- 7' x 10' 6", 1- 7' x 9' 6")
- 1 Dock levelers
- 108' - 130' building depth
- 15 - 16" Clear Height
- 600 amp, 240 volt 3-phase distributed between the three buildings
- Easy Access to Highway 99

LOCATION/MARKET OVERVIEW



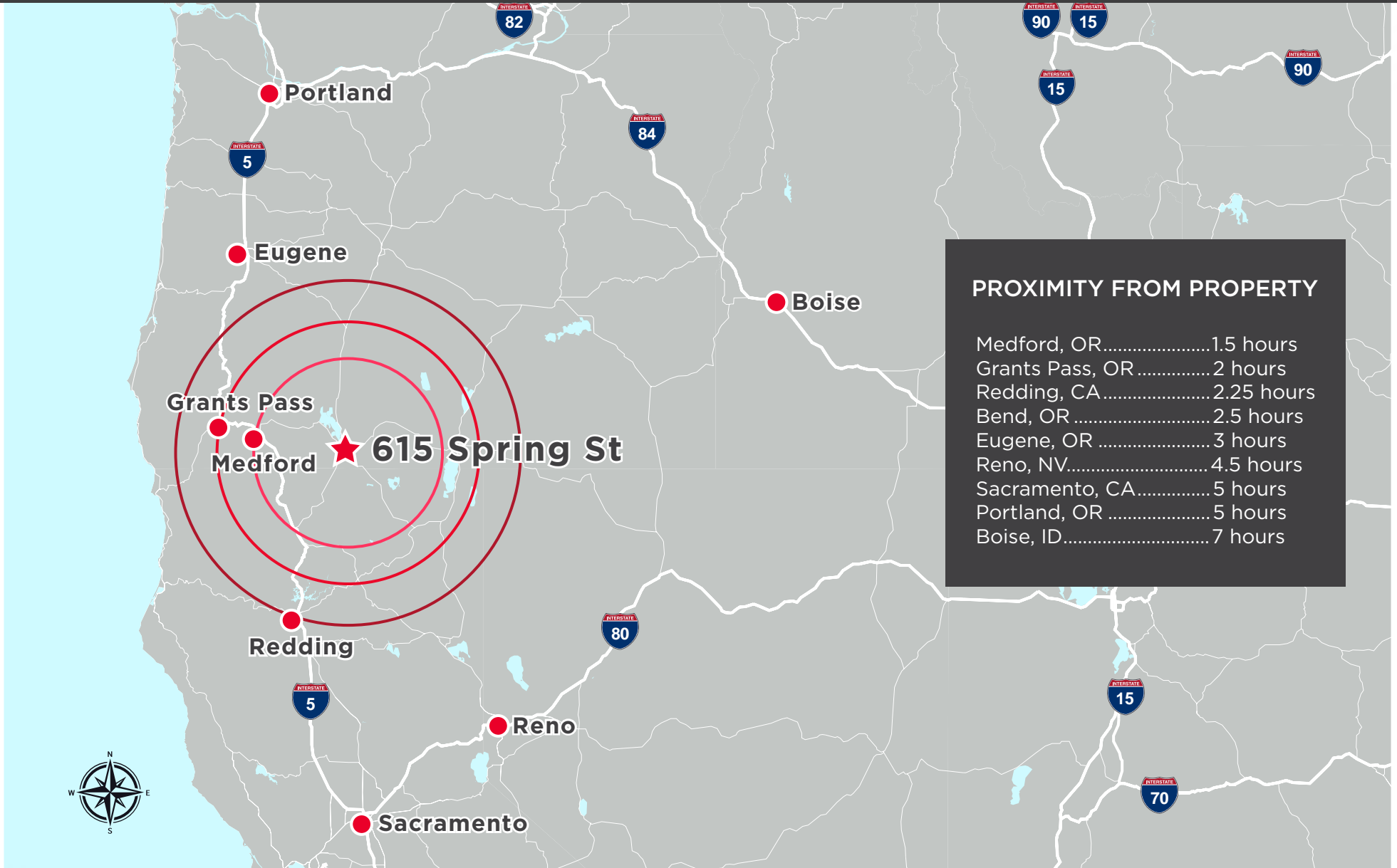
AERIAL 1



AERIAL 2



DRIVE TIMES





LOCATED IN AN OPPORTUNITY ZONE

In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive. Governor Brown's nomination resulted in 86 qualified opportunity zones in Oregon.

SOURCE: https://www.oregon.gov/biz/programs/opportunity_zones/pages/default.aspx

BUSINESS FRIENDLY ENVIRONMENT

KLAMATH - IT'S JUST BETTER HERE.

There are counties more famous than Klamath, sure, but no western region is more competitive for growing your business. Executives are surprised to find Klamath County the best choice for lower costs, greater incentives, a notable business community, and a well-educated workforce.

There's still time to beat the rush. Take a closer look. All you need to do is Choose Klamath.

SOURCE: <https://www.chooseklamath.com/>

SOUTHERN OREGON COLD WAREHOUSES

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