

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE



FOR SALE

# Junction City Warehouse | ≈173,625 SF

93747 HIGHWAY 99 SOUTH | JUNCTION CITY, OREGON 97448

M2 - Light Industrial Zoning

|

31 Acres

|

\$10,850,000

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## CONTACT

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101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.

# Industrial Warehouse & Land

93747 HIGHWAY 99 SOUTH  
JUNCTION CITY, OR 97448

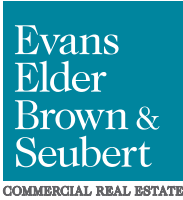
Located at the south end of Junction City, this large rail-served property has an active BNSF spur and the potential to add a Union Pacific spur. The primary building features an open interior with predominantly 20'-24' ceilings and a drive-through truck lane; 230 feet end-to-end. There are multiple associated smaller structures, two of which are leased.

FOR SALE - \$10,850,000

**M2**  
LIGHT INDUSTRIAL  
ZONING

**31.27**  
ACRE SITE





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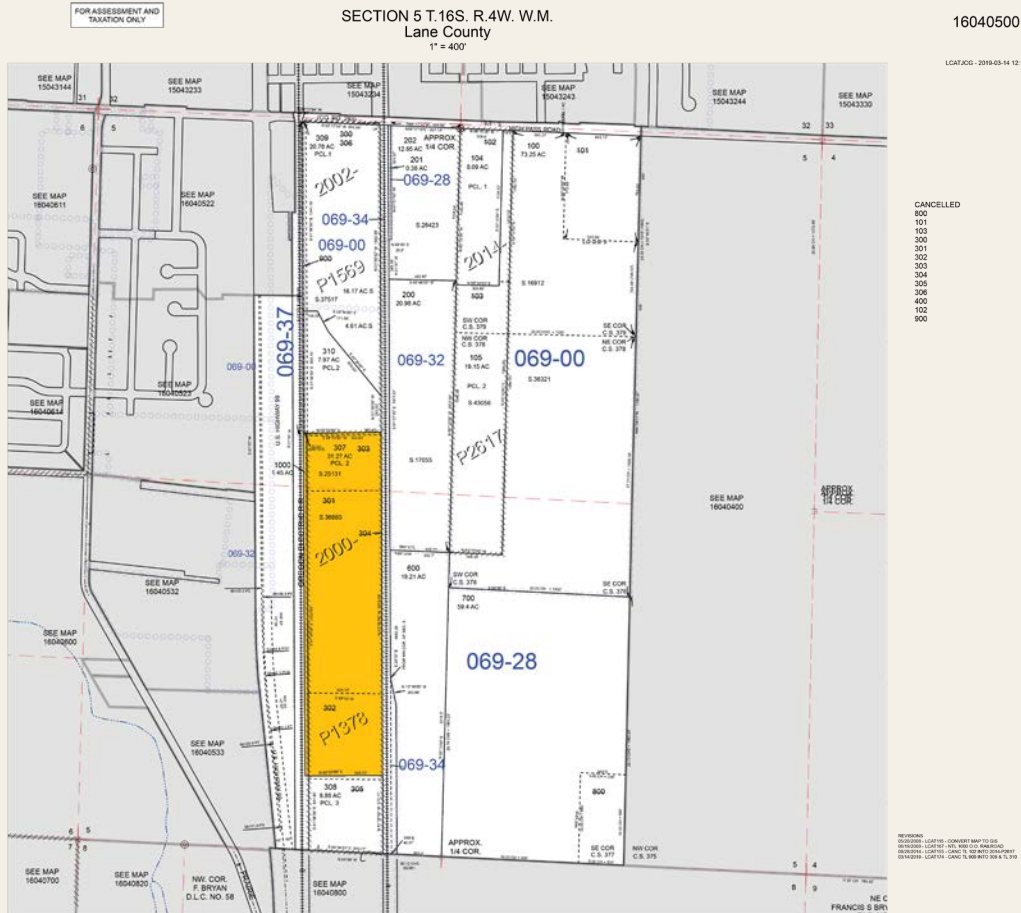
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**LANE COUNTY  
ASSESSOR'S INFORMATION**

Map & Lot No.: 16-04-05-00-00307  
Tax Lot Acreage: 31.27 AC  
Zoning: Light Industrial District | M2  
2025-2026 Real Property Taxes \$153,507.75

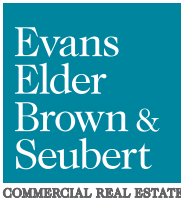


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## Site Overview

**31.27 ACRES**

The site consists of 31.27 acres based on Lane County records, Map 16-04-05 Tax Lot 307. The site is served by an on-site well system and sewage disposal is accomplished by an on-site septic drain field system.

The zoning is M2, Light Industrial, with an AS, Airport Safety, overlay. The property is located within the urban growth boundary of Junction City however it is not annexed. Fire protection is provided by the Junction City Fire department and police protection is provided by the Lane County Sheriff and Oregon State police.

The site is asphalt & concrete surfaces with areas of compacted gravel. The site is served by the Burlington North Santa Fe rail line with a spur line inside the main building's newer addition. The site is adjacent to the Union Pacific rail line and a spur line to serve the property may be possible.

## Improvement Overview

**≈ 195,458 SQ FT**

Approximately 195,458 sq. ft. of improvements consisting of:

- The main structure consists of 173,625 sq. ft. of that total, a 142,941 sq. ft. wood frame/metal siding building was built in 1950 with an additional 30,684 sq. ft. steel frame/metal siding construction, built in 2018. Ceiling heights are predominantly 20-24 feet. The original building was re-roofed in 2014 with a 20-year, 60 mil, TPO material.
- Approximately 18,333 sq. ft. of wood frame, metal clad, ancillary buildings used primarily for storage and mechanical repairs.
- 3,500 sq. ft. free-standing office constructed in 1970.

The main building is fire sprinklered. There is an on site fire pond used for maintaining pressure/water supply to the fire sprinkler system that has a diesel fired backup generator.

There are three 1.5 MVA transformers which serve the main building with an additional 75 kVA transformer for the pump house and a 100 kVA transformer for the offices.

Overall, the improvements all appear to be very well-maintained.

# Partial Site Plan

Warehouse, Accessory Buildings & Industrial Land

**93747 HWY 99**

**173,625 SF**

- 142,941 Sq. Ft. - Built 1950, wood frame
- 30,684 Sq. Ft. - Built 2018, steel rail dock

**Storage 1**

**8,650 SF**

- Open storage

**Maintenance 1**

**4,750 SF**

**Storage 2**

**1,489 SF**

- Leased

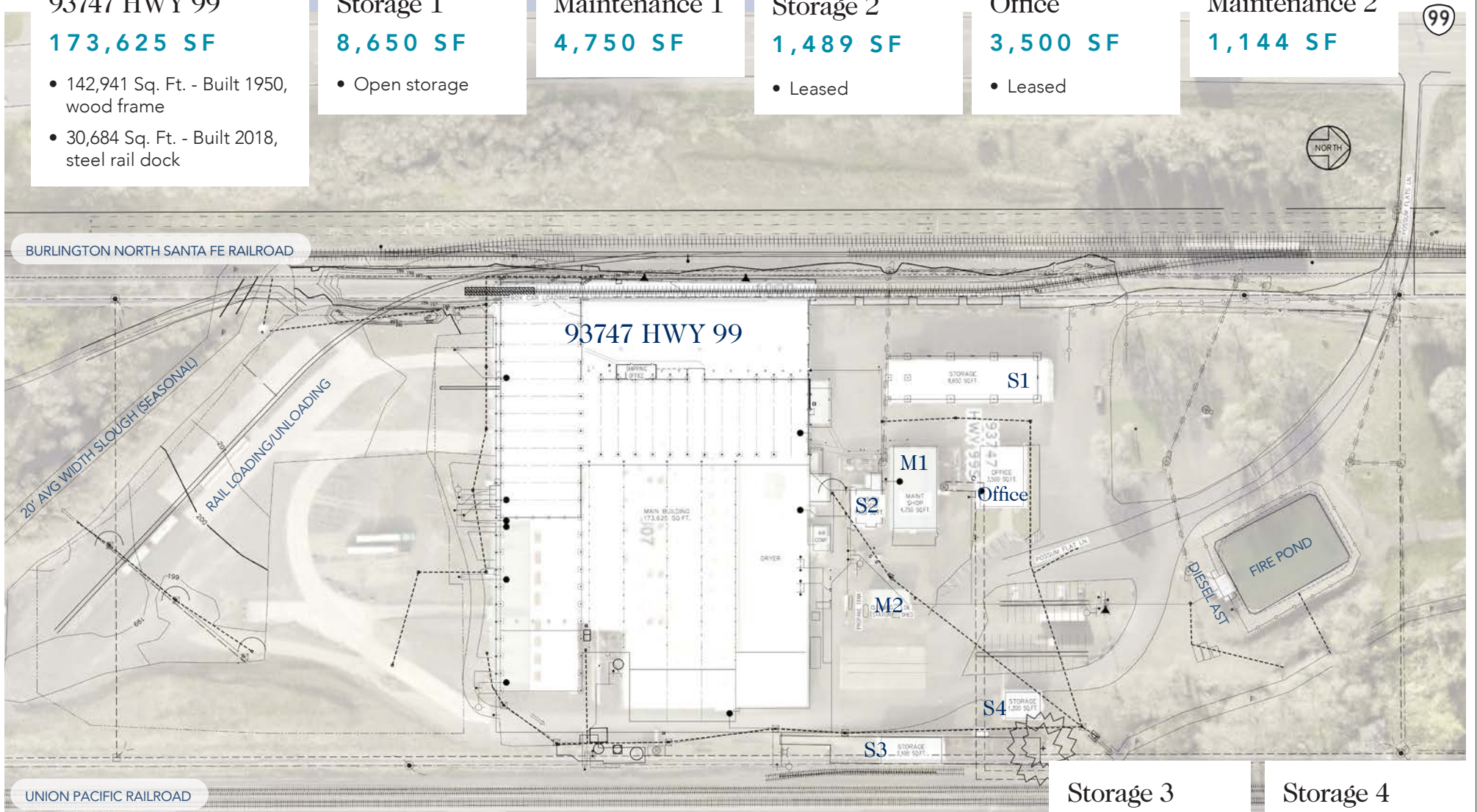
**Office**

**3,500 SF**

- Leased

**Maintenance 2**

**1,144 SF**



**Storage 3**

**2,100 SF**

**Storage 4**

**1,200 SF**

# Site Details & Overview



**Figure 2  
Site Layout**

Roseburg Forest Products  
Junction City, Oregon

Source: Google Earth image dated June 6, 2014 © 2015 Google

- Legend**
- Site Boundary
  - Culvert with Flow Direction
  - Drainage Zone Boundary
  - Surface Flow Direction
  - Manhole
  - Catch Basin
  - Representative Outfall Monitored Per SWPCP
  - Outfall Not Monitored
  - Well Location



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

**Produced For:**  
  
BRIDGEWATER GROUP, INC.

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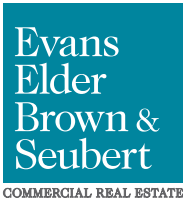
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# Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** — Represents the seller only;

**Buyer's Agent** — Represents the buyer only;

**Disclosed Limited Agent** — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

## Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

## Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

*You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.*