



INDUSTRIAL / WAREHOUSE FOR SALE

80-142 LOWER WOLF CREEK RD
WOLF CREEK, OR 97497

Price Reduction! \$399,000
Motivated Seller

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This industrial zoned property offers a unique combination of rail adjacency, infrastructure, and acreage with close proximity to I-5 at the midpoint between Grants Pass and Roseburg. Situated on 6.87 acres, the site includes an 8,000 SF steel-framed warehouse built in 1987, featuring 20-foot clear height, two roll-up doors, and a second rail-slide door. The building is ideally suited for heavy equipment use, fabrication, logistics, or ag-based processing. The property is fully fenced and gated, with gently sloped topography that supports future expansion or outdoor storage. Water is supplied by an on-site private well and is further bolstered by up to 1,665 gallons per day from a shared neighboring well—ideal for users with production or irrigation needs. This is a rare opportunity to acquire a property with rail adjacency, land area, and flexible zoning in Josephine County.

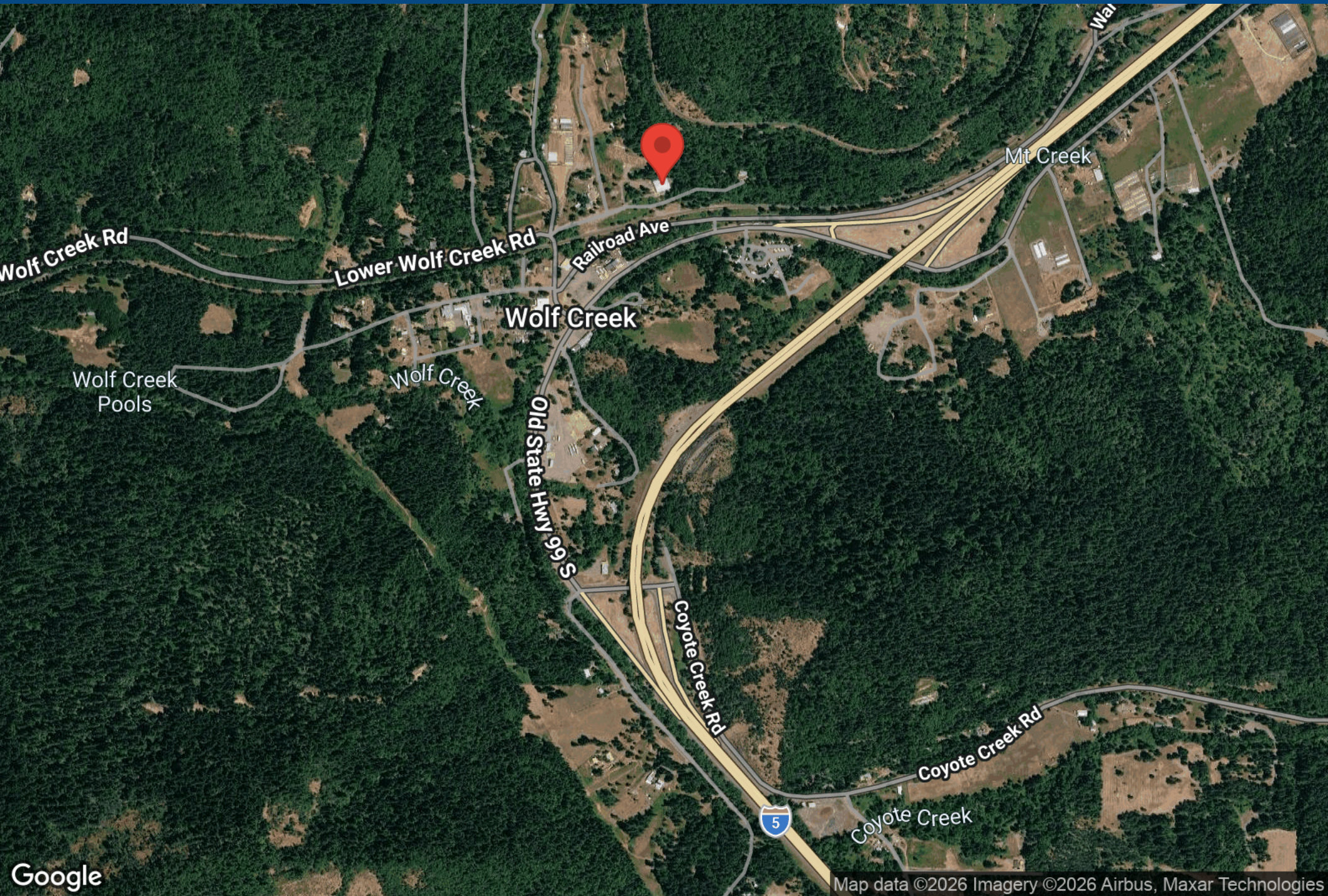
Property Description:

APN:	R300274; R300267
Lot Size:	6.87 Acres
Zoning:	Rural Industrial
Year Built:	1987
County:	Josephine
Warehouse SF:	8000
Clear Height:	20'
Roof:	Metal
Construction Type:	Steel Frame
Foundation:	Concrete Slab
Grade Doors:	3
HVAC:	Available
Occupancy:	Vacant
Parking:	Gravel
Power:	Available 3 Phase; 480 Volt
Rail Access:	Adjacent



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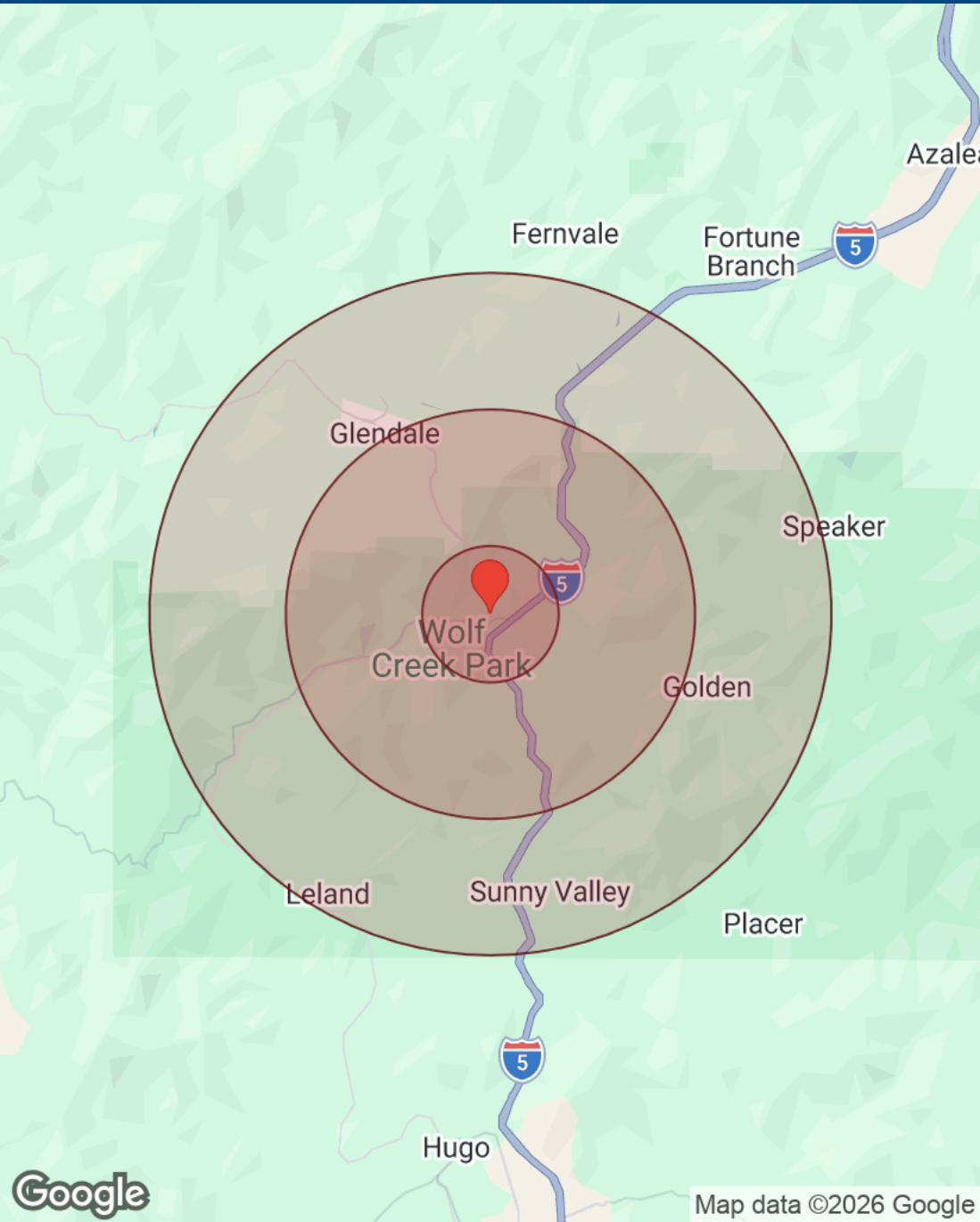




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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	74	450	1,496
	Female	59	384	1,326
	Total Population	133	835	2,822
Housing	Total Units	66	404	1,373
	Occupied	56	352	1,200
	Owner Occupied	44	256	869
	Renter Occupied	12	96	331
	Vacant	10	52	173
Age	Ages 0 - 14	18	118	406
	Ages 15 - 24	9	70	242
	Ages 25 - 54	44	273	905
	Ages 55 - 64	25	144	468
	Ages 65+	36	229	800
Income	Median	\$53,461	\$43,015	\$42,767
	Under \$15k	17	74	237
	\$15k - \$25k	6	39	120
	\$25k - \$35k	2	28	120
	\$35k - \$50k	3	51	185
	\$50k - \$75k	6	49	199
	\$75k - \$100k	2	27	100
	\$100k - \$150k	12	44	119
	\$150k - \$200k	6	32	85
	Over \$200k	2	8	35

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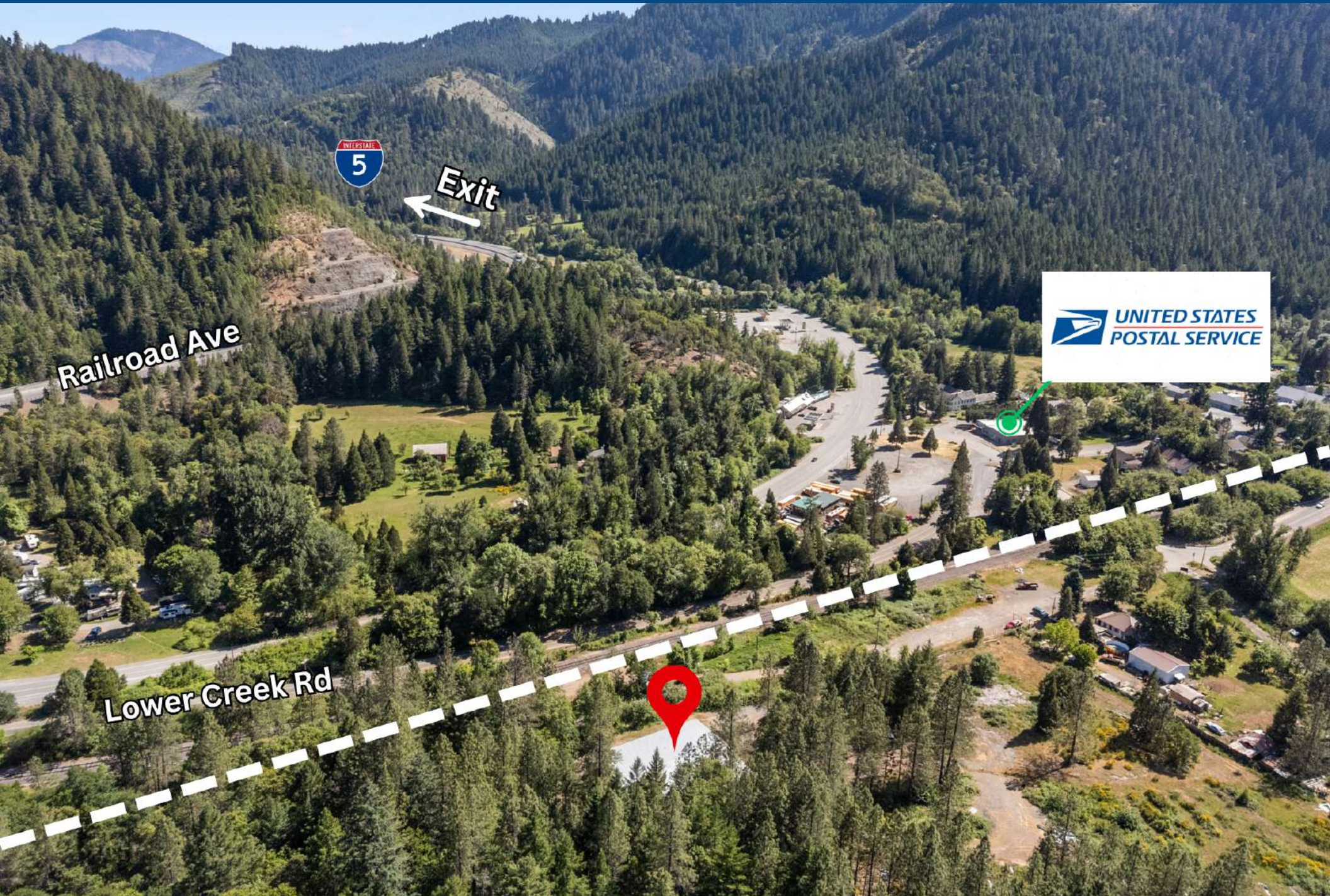




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