

OFFERING MEMORANDUM

— FOR LEASE —

Space A - Available for Lease

Space C2 - Available for Lease

FLEX WAREHOUSES FOR LEASE - WHITE CITY
www.Merit-Commercial.com

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease **1385 Antelope Road, Space A and C2**, flexible and attainable industrial spaces for lease in White City, Oregon (the "Subject Property").

The Subject Property encompasses a combined 53,600 square feet ("SF") across two adjacent buildings.

Space A - totaling approximately 42,000 SF, features an expansive main warehouse underneath a barrel roof (32' max clear height), 3 14x16 drive-in overhead doors, several restrooms, storage, and much more. The infrastructure installed is significant: 2,200 amps of 3-phase 480v power supply, 8" concrete slab, fully sprinkled (wet system), high-efficiency LED lighting, gas heaters, 16 welding stations with plumbed argon gas lines and power, and much more.

Outside, there is full perimeter fencing w/ keypad 24/7 access, two dock-high loading docks, and parking.

Space C2 is within the same industrial complex, and situated just to the north of Space A. Featuring 8,600 SF of ground-floor area, as well as

approximately 3,000 SF of partially finished mezzanine space, Space C2 is a flexible warehouse for a wide variety of users. The main clear-span warehouse (21'6" clear height) is accessed via the large 14'x18' powered overhead drive-in door. The well-built framed offices/storage and mezzanine space allows for an office build-out, R&D space, storage, or many other possible uses throughout.

Also enjoying heavy power, Space C2 is supplied with 1,200 amps of 3-phase, 480v power.

Additional covered 20'x40' industrial bays within the same complex are also available in combination with a lease of one or both of the available spaces (contact brokers for more info).

The Subject Property provides much-needed industrial space for lease at attainable lease rates in White City. Prospective users are encouraged to submit all proposals; all parties are to note that Landlord reserves the right to approve prospective tenant's use of the spaces. Contact brokers to arrange a tour and get more information.

Combined Offering Summary

Availability:	Immediately available
Base Rent:	Space A: \$0.25/SF/Mo (\$3.00/SF/Yr) (note: rate to be \$0.25/Mo in Year 1 and \$0.50/Mo in Year 2 w/ annual bumps thereafter) Space C2: \$0.65/Mo (\$7.80/SF/Yr)
TI:	Reasonable TI proposals considered
Address:	1385 Antelope Rd, White City, OR 97503 Jackson County
Zoning:	I-G (General Industrial)
Space SF:	Space A: ± 42,000 SF Space C2: ± 8,600 SF + 3,000 SF mezz.
Access:	Space A: (3) 14'x16' drive-ins Space C2: (1) 14'x18' overhead, (1) 9'x6'
Clear Height:	Space A: 32' at peak, 10' at eaves Space C2: 21'6" at peak, 18'5" at eaves
Power:	Space A: 3-phase; 2,200-amps, 480v Space C2: 3-phase; 1,200-amps, 480v
Utilities:	All public; natural gas available
Use Restrictions:	Landlord reserves right to approve desired use(s).

Availability: **Immediately available**

Base Rent: \$0.25/SF/Mo (\$3.00/SF/Yr)

TI: Reasonable TI proposals considered

Space SF: ± 42,000 SF

Access: (3) 14'x16' drive-ins

Clear Height: 32' at peak, 10' at eaves

Power: 3-phase; 2,200-amps, 480v

Utilities: All public; natural gas available

Sprinklers: Fully interior sprinkled

Use Restrictions: Landlord reserves right to approve desired use(s).

Availability: **Immediately available**

Base Rent: \$0.65/SF/Mo (\$7.80/SF/Yr)

TI: Reasonable TI proposals considered

Space SF: 8,600 SF + 3,500 SF mezzanine

Access: (1) 14'x18' drive-in
(1) 6'x9' overhead

Clear Height: 21'6" at peak, 18'5" at eaves

Power: 3-phase; 1,200-amps, 480v

Utilities: Public water, sewer, garbage, power

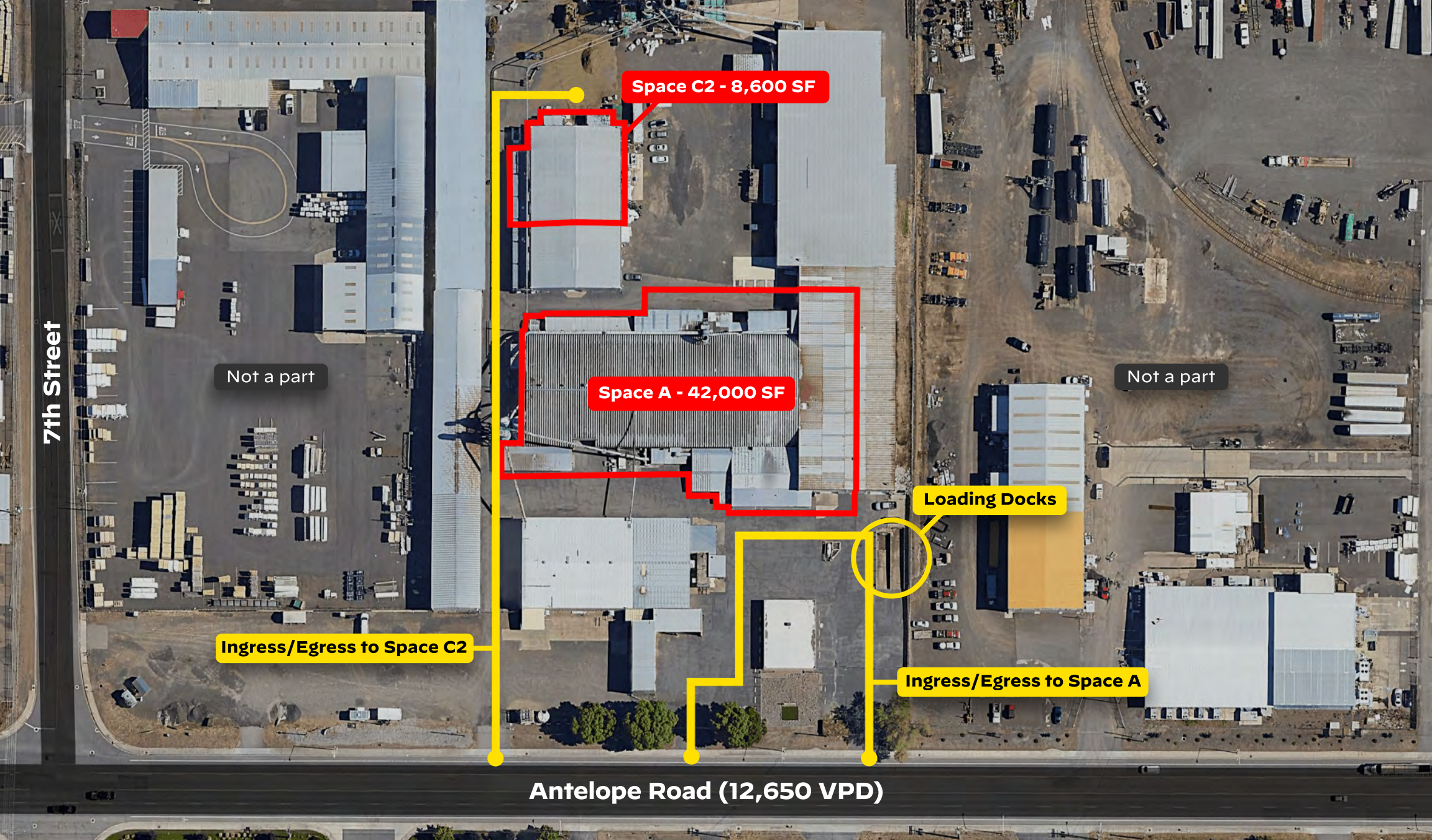
Sprinklers: Fully interior sprinkled

Use Restrictions: Landlord reserves right to approve desired use(s).

Space A - 42,000 SF

Space C2 - 8,600 SF

Additional 20'x40' storage bays available
Contact brokers for more info.



7th Street

Not a part

Space C2 - 8,600 SF

Space A - 42,000 SF

Not a part

Loading Docks

Ingress/Egress to Space C2

Ingress/Egress to Space A

Antelope Road (12,650 VPD)

Site Aerial



American Cuisine



Mexican Seafood



Barbeque Food Truck

Space C2 - 8,600 SF

Space A - 42,000 SF

1385 Antelope Road is one of the only industrial parks in White City that currently has 3 high-quality food options immediately on-site for your employees (as of July 2025)

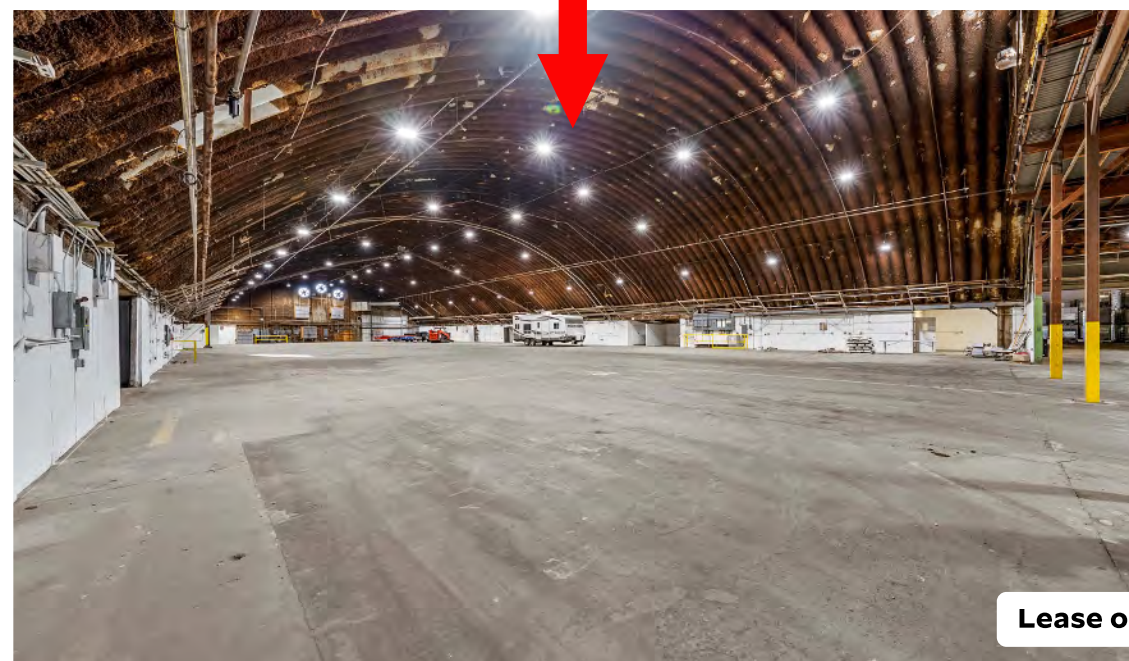
On-Site Food Options



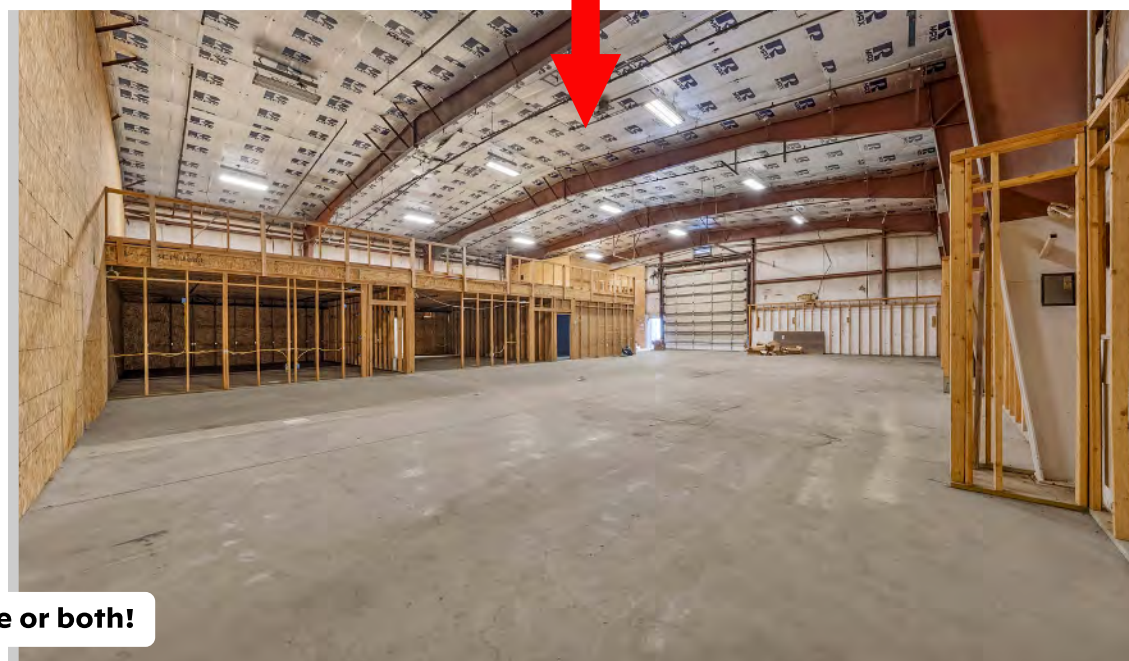
A
Space



C2
Space

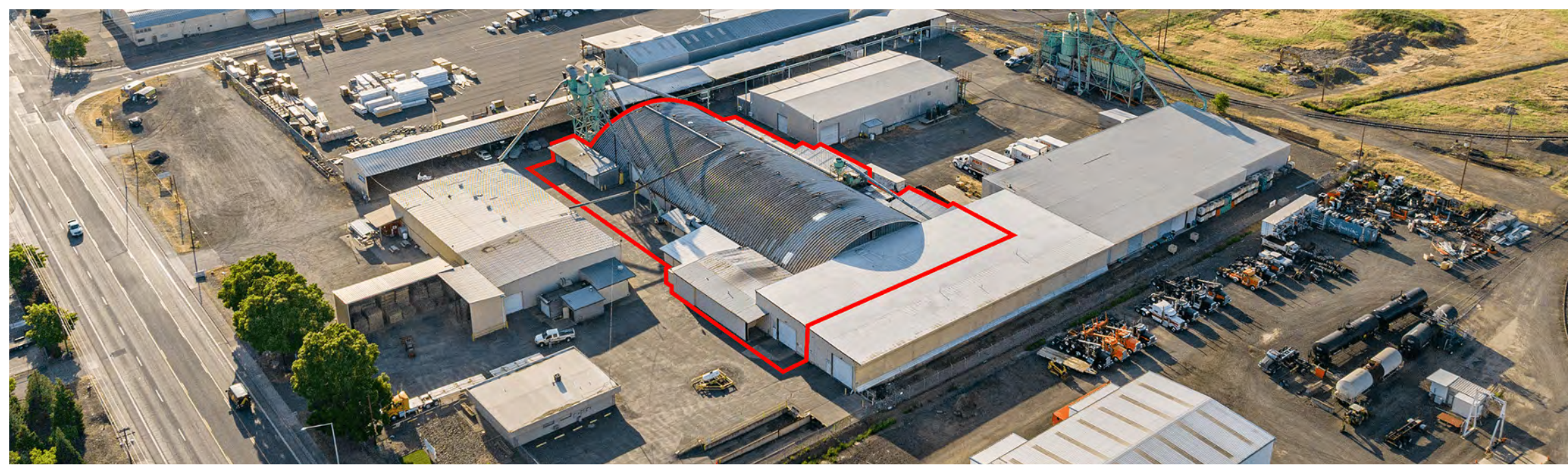


Lease one or both!

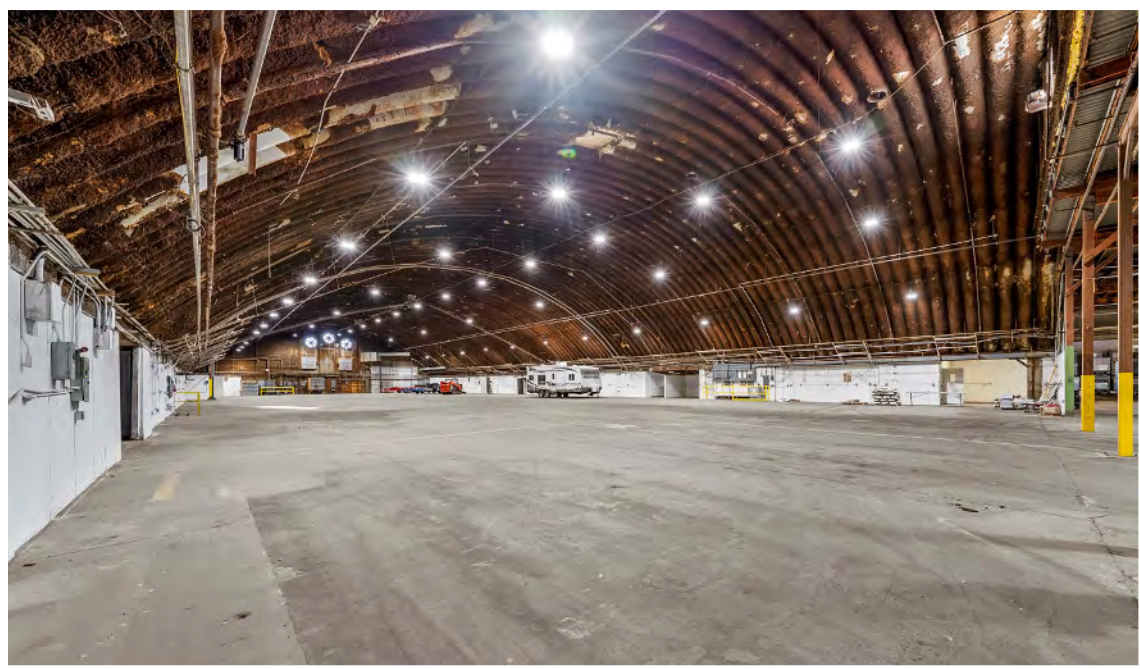


Space "A" | 42,000 SF

8,600 SF | Space "C2"



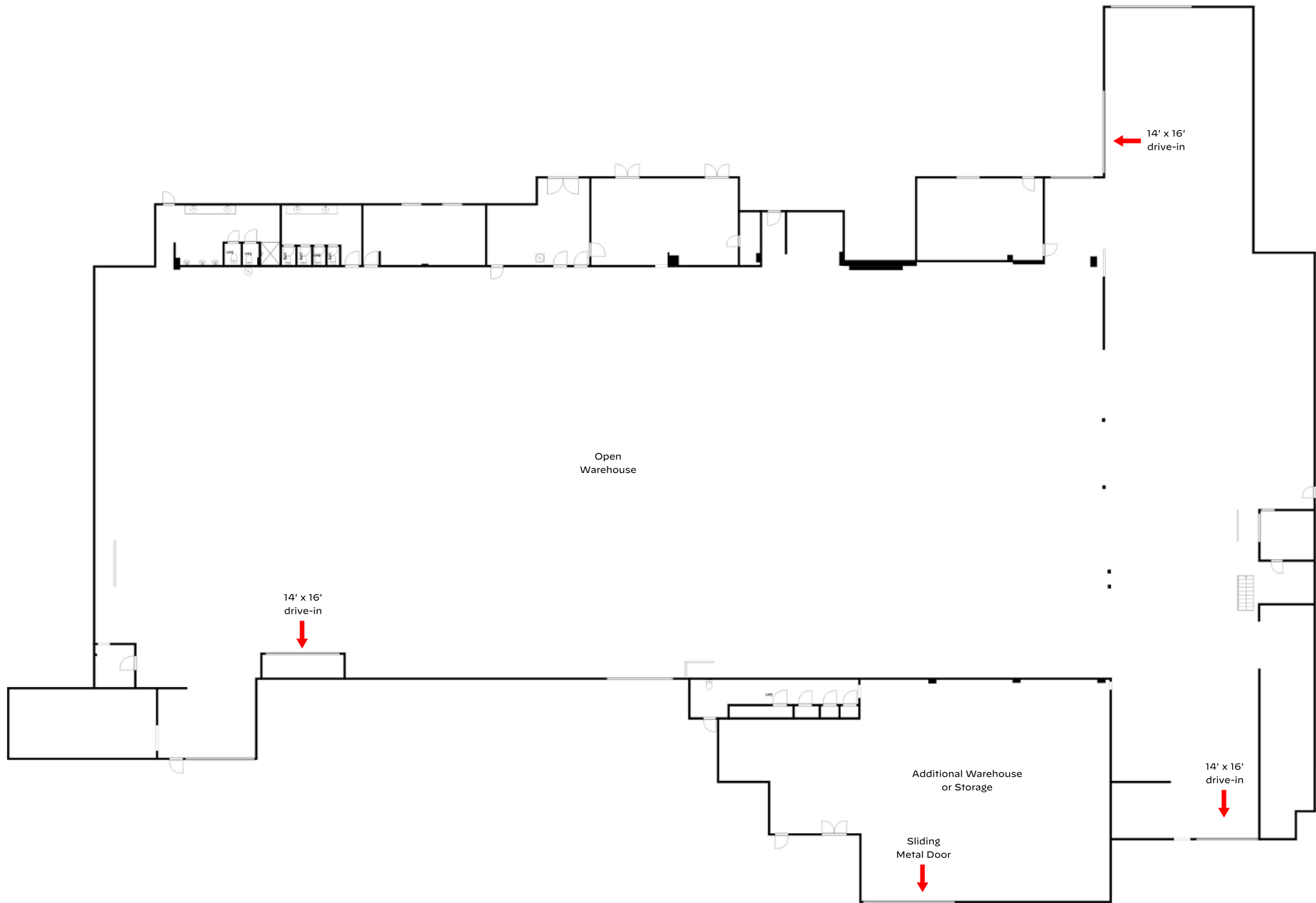
Space A - Exterior



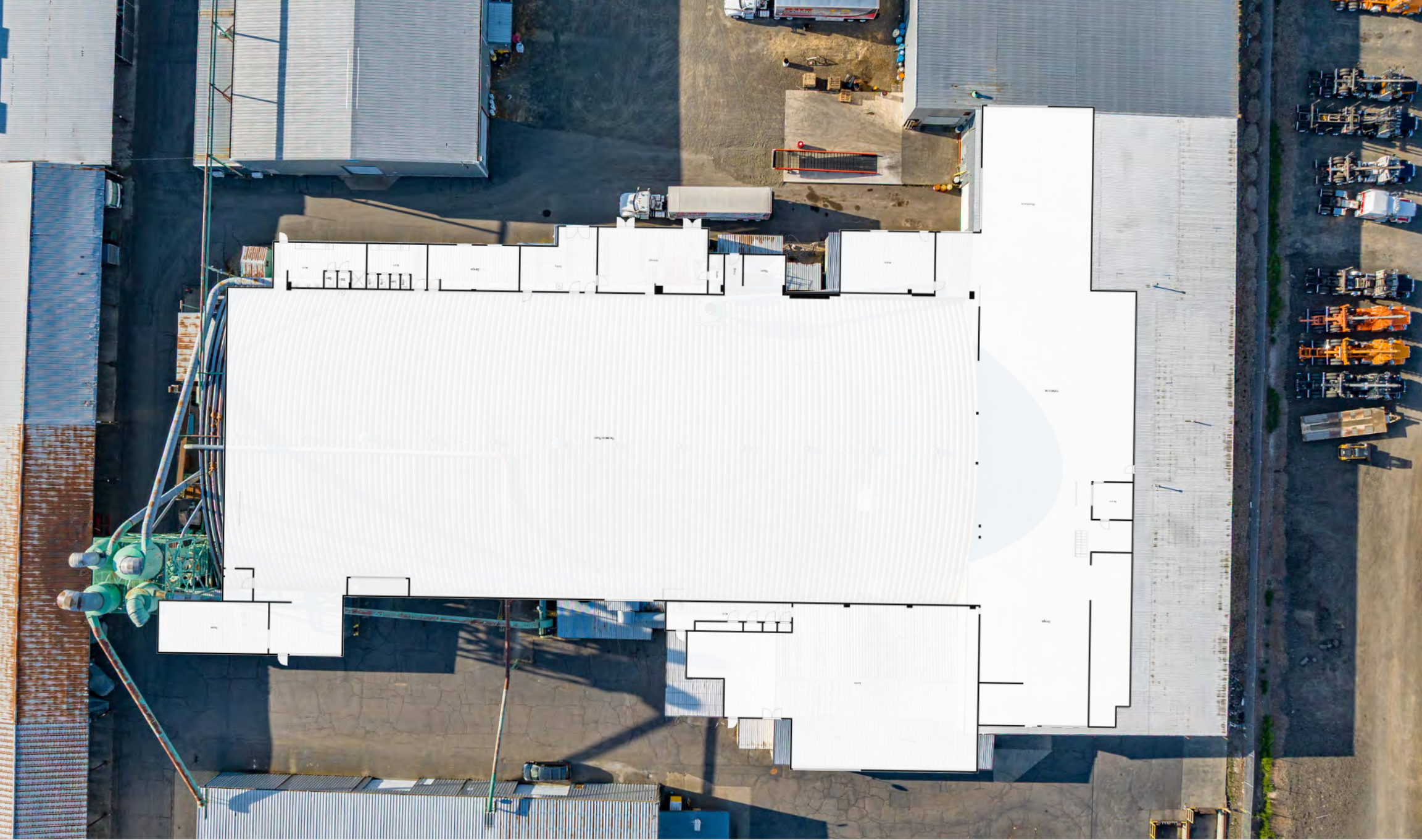
Space A - Interior



Space A - Interior



Space A - Floorplan



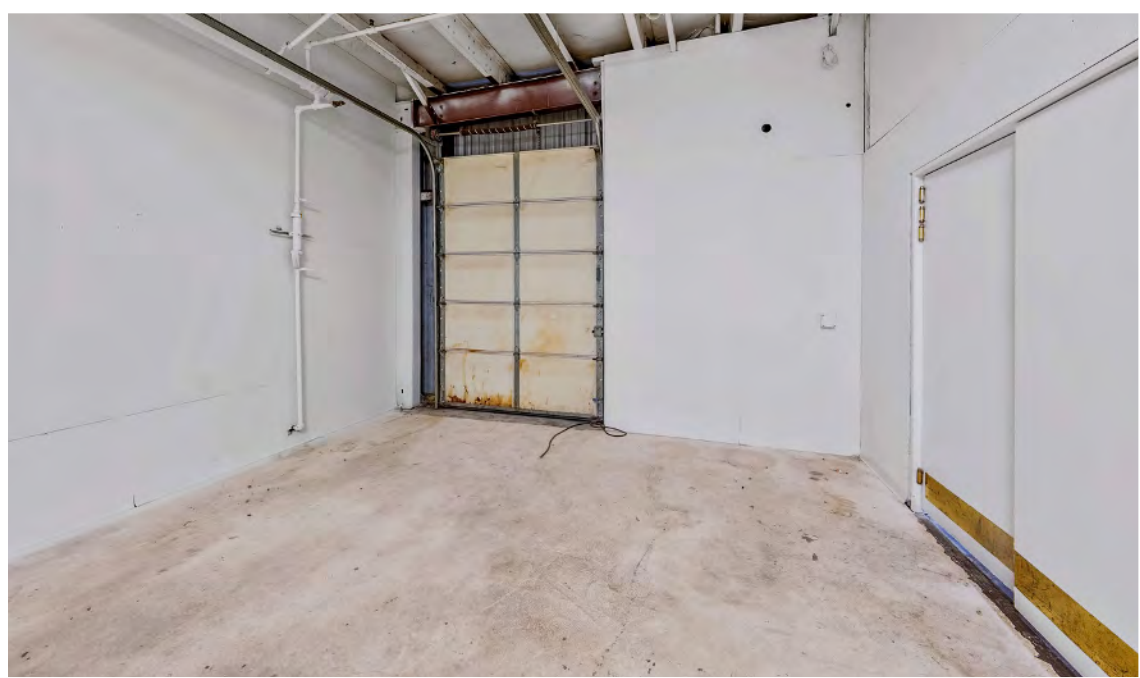
Space A - Floorplan Overlay



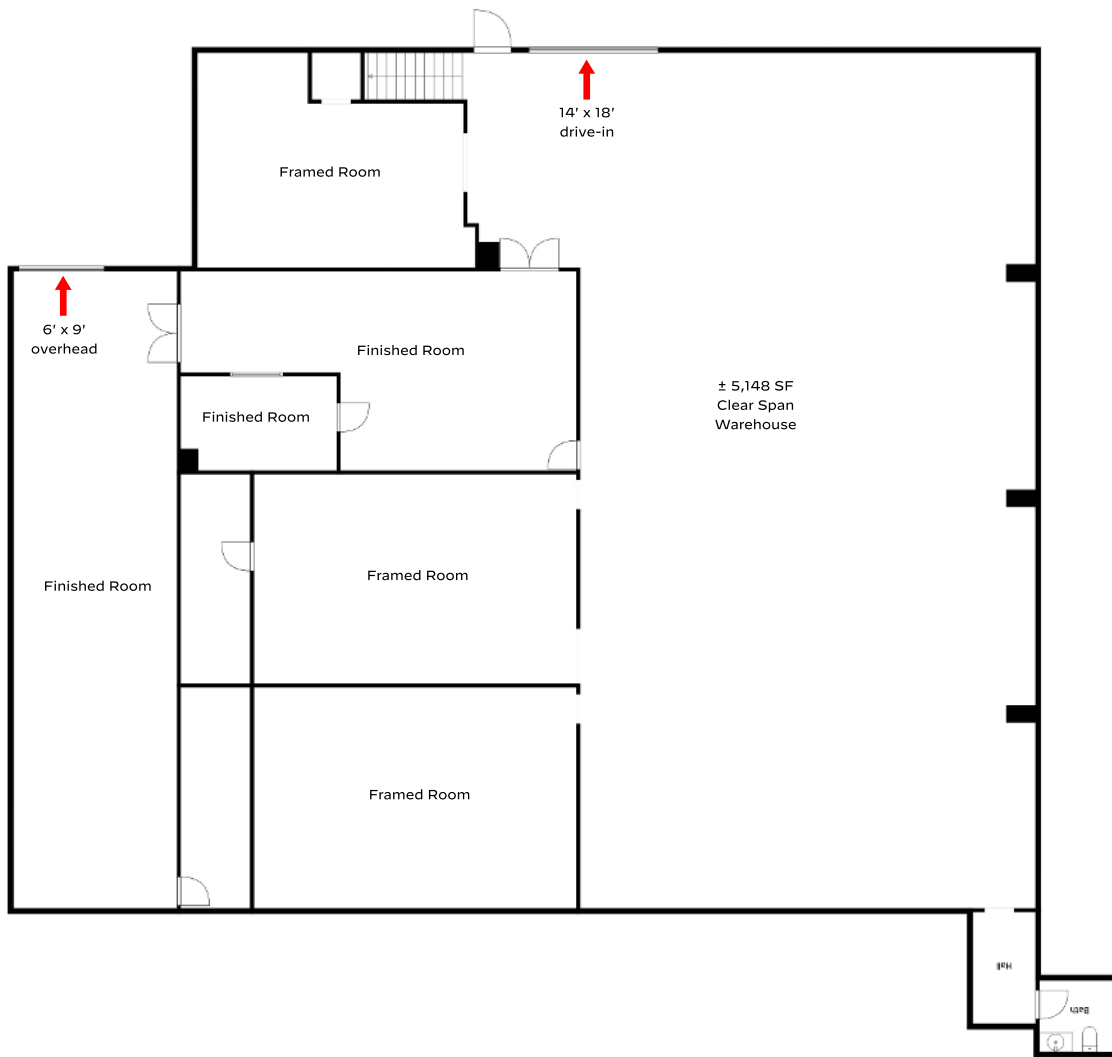
Space C2 - Exterior



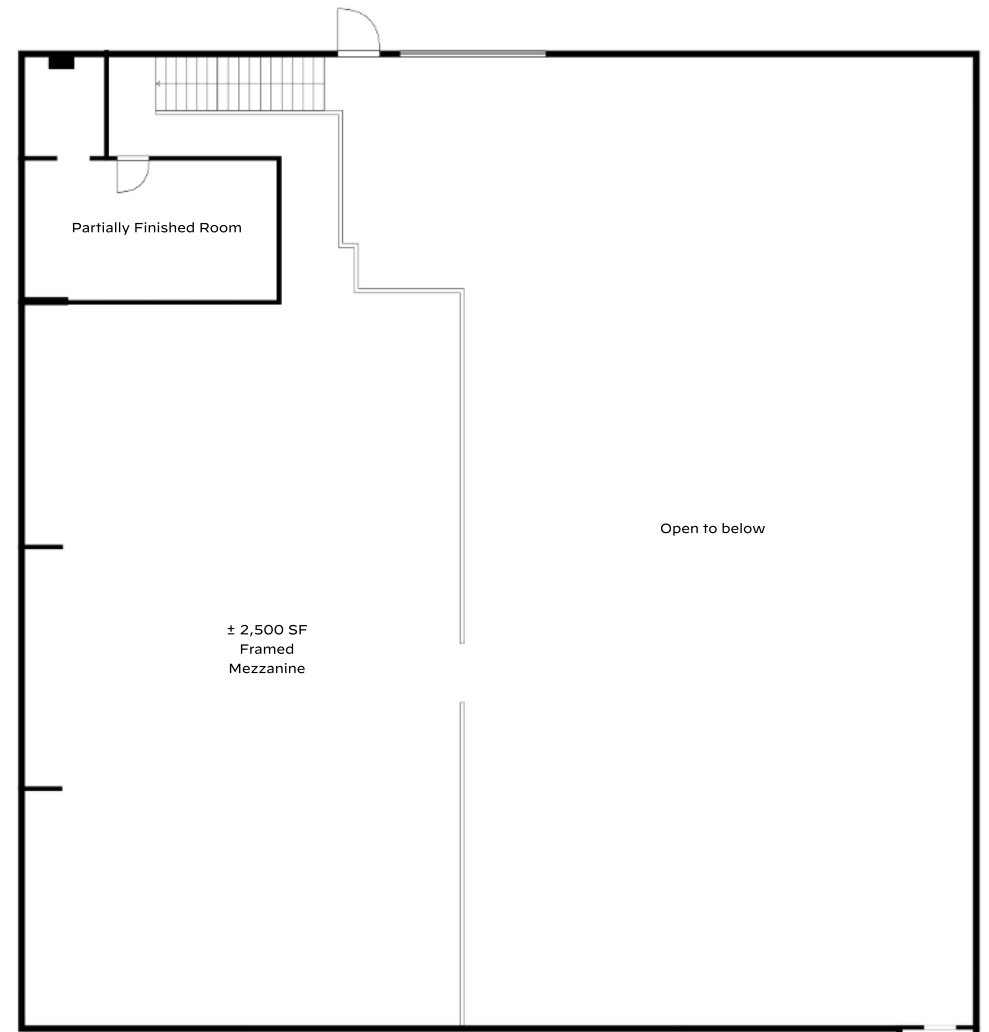
Space C2 - Interior



Space C2 - Interior



Space C2 - First Floor



Space C2 - Second Floor

Space C2 - Floorplan



1st Floor Floorplan Overlay (C2)

Kelly's
Appliances - Mattresses - Furniture

**ROGUE VALLEY
International
Medford Airport**

**CENTRAL
WELDING SUPPLY**

**METAL
MASTERS
INC.
HEAT & AIR
1968**

the TRUSS co.

**BIO MED
DIAGNOSTICS
A DCM DK BRAND**

**FleetPride
HEAVY DUTY PARTS & SERVICE**

Boise Cascade

Space A - Available for Lease

Space C2- Available for Lease

Parcel boundaries are approximate and are for illustration purposes only.

Nearby Landmarks - South View



TURNCRAFT
THE WORLD'S FINEST COLUMNS AND POSTS



Biomass One

Timber Products Company

Carestream

Plycem

Boise Cascade

ERICKSON



Allweather Wood

CERAKOTE

MURPHY VENEER

HIGHWAY PRODUCTS



Subject Property

PAVATI

62

Amy's

LIGHTHOUSE
WORLDWIDE SOLUTIONS

RCC
Rogue Community College

Boise Cascade

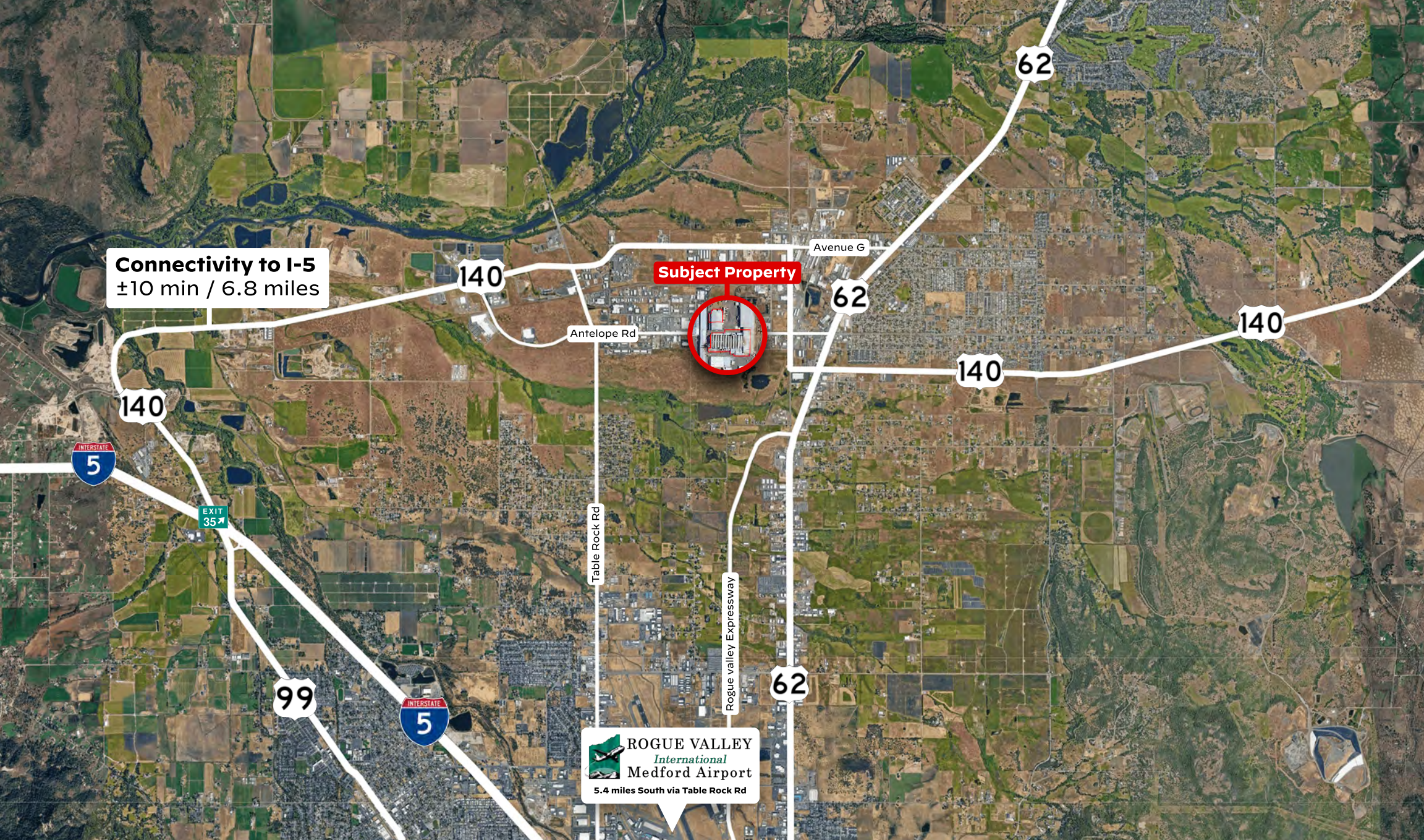
Boise Cascade

GRANGE CO-OP

Franz

Coastal

140



Connectivity to I-5
±10 min / 6.8 miles

Subject Property

ROGUE VALLEY
International
Medford Airport
5.4 miles South via Table Rock Rd



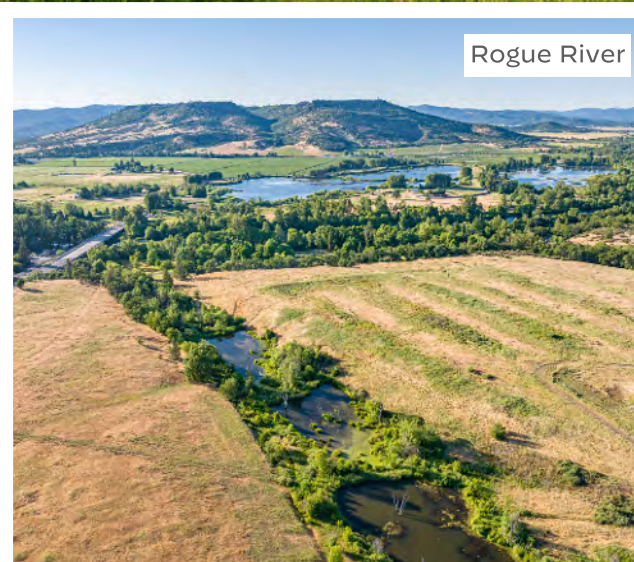
Southern Oregon Market



Lower Table Rock



White City Industrial Park



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 near 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.

Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. 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 its 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 dryer, 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

1385 Antelope Road, Spaces A and C2 (the "Subject Property") is being offered for lease only on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the Subject Property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. A tenant may lease either space, or both if needed.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for the Subject Property, such LOIs should, at a minimum, include the following:

- Lease rate; asking is \$0.25/SF, NNN (Space A) and \$0.65/SF, NNN (Space C2)
- TI package, if any (only reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's business use of the Space

Please contact listing brokers Scott, Eli, and Caspian for additional information.

Scott King

Principal Broker / Owner

Eli Buma

Principal Broker

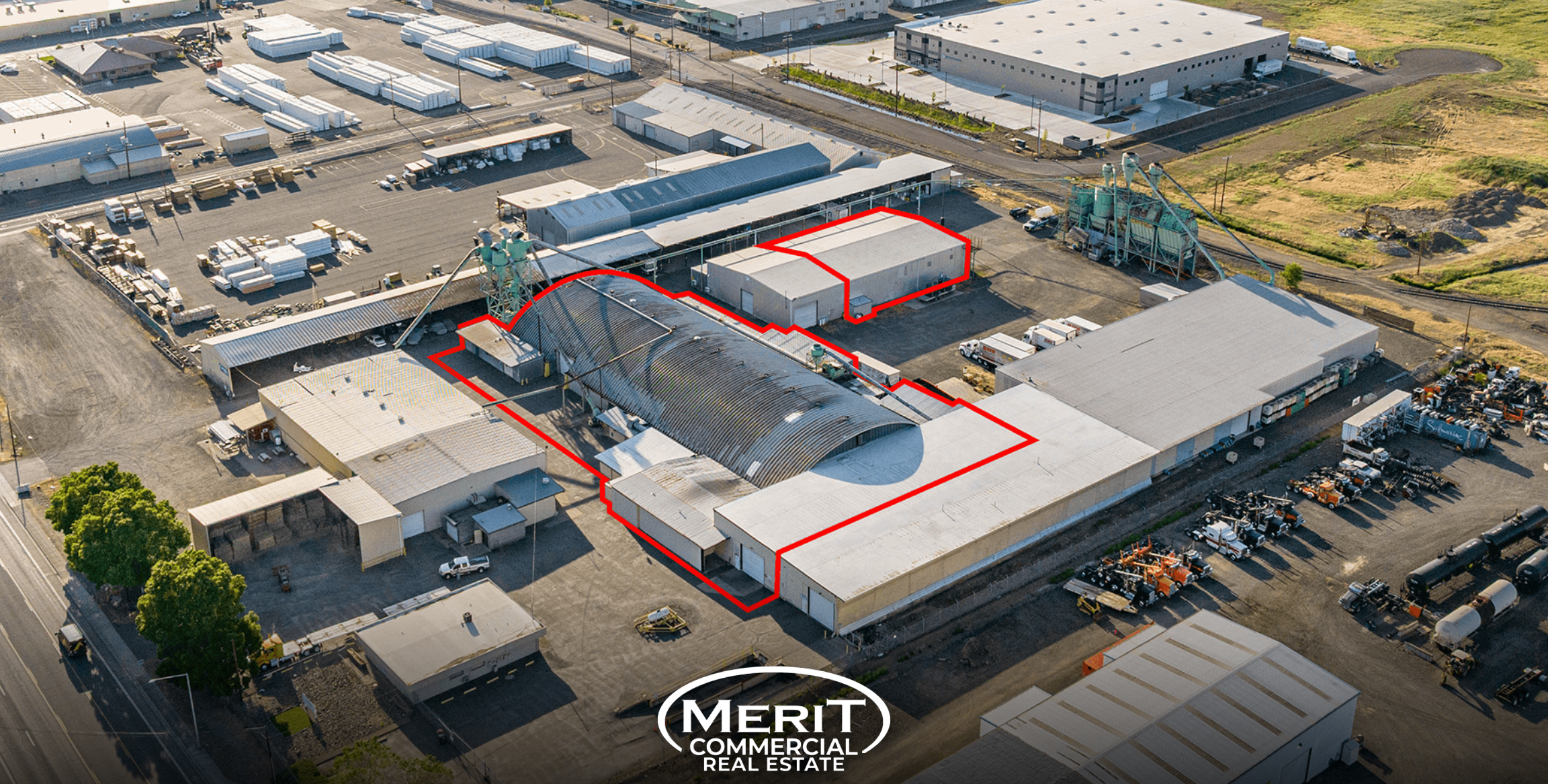
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