

OFFERING MEMORANDUM

— FOR SALE OR LEASE —

INDUSTRIAL CO-PACKING/CPG FACILITY IN ASHLAND, OR

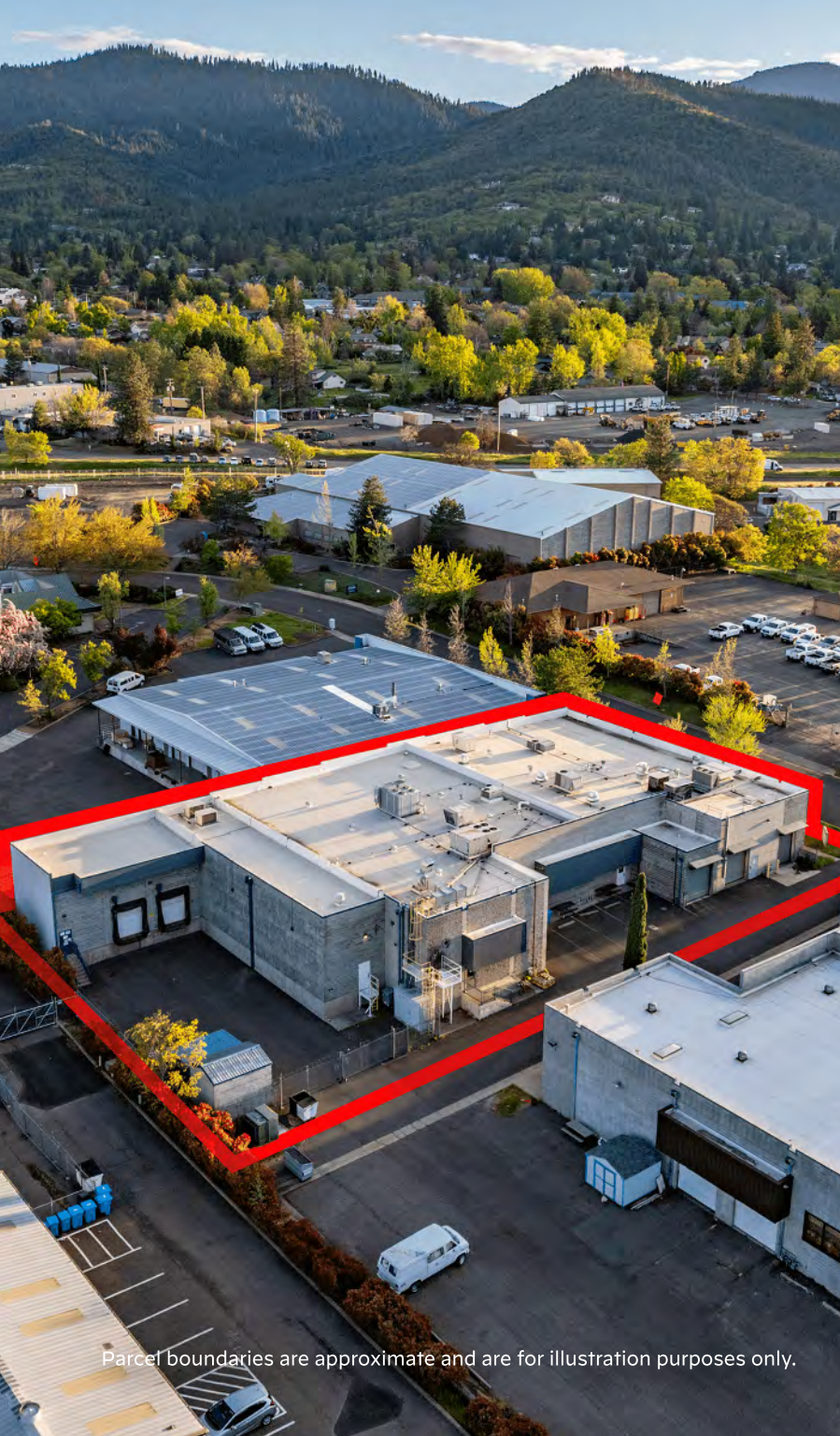
710 Jefferson Ave, Ashland, OR, 97520

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

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Parcel boundaries are approximate and are for illustration purposes only.

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **710 Jefferson Avenue**, a quality industrial CPG and/or co-packing facility located in Ashland, Oregon (the "Property").

The Property is situated on one 0.64 acre lot within the E-1 (Employment Commercial zoning), which allows for various light industrial and distribution/manufacturing uses. With a ±1 minute/0.3 mile short drive to Interstate-5 access, the Property provides strong connectivity for regional distribution, shipping, and logistics users.

The building itself is an extremely high-quality and efficient ±14,812 SF purpose-built co-packing and food-adjacent production facility that has undergone a recent and significant remodel with substantial volumes of systems and equipment.

The Property features a highly efficient and functional layout. The publicly-accessible office with multiple private offices, kitchen, restrooms, and conference room leads to multiple separate yet contiguous production and packaging areas.

The production areas themselves have numerous amounts of specialty equipment throughout and a diverse range of exterior and interior overhead doors allowing for easy accessibility for high-volume users (included FF&E is negotiable).

Additionally, the current build-out includes a commercial-grade kitchen, cold storage room, a break room, locker room, restrooms, a mezzanine level, and a designated shipping area located on the easternmost side of the building with two dock-high doors.

Outside, the Property has secure chain link and razor wire fencing around a paved yard. Prospective buyers should note that the Property uses a shared access driveway

The opportunity at 710 Jefferson Avenue is clear for prospective buyers and users. Reduce your time to revenue by stepping into a turnkey interstate-adjacent CPG facility.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$2,275,000
Base Rent:	\$0.90/SF/Mo (\$10.80/SF/Yr)
Lease Structure:	Triple Net ("NNN")
Lease Term:	Negotiable
TI:	Reasonable TI proposals considered
Occupancy:	To be delivered vacant
Address:	710 Jefferson Ave, Ashland, OR, 97520
Legal:	39-1E-14AB TL 2400 APN 10707816
Annual Taxes:	\$26,435.24 (2025)
Zoning:	E-1 (Employment Commercial)
Land Area:	0.64 (27,878 SF)
Year Built:	±1984 (per County - 42 years)
Square Feet:	±14,812 SF (per County)
Access:	Shared driveways via Jefferson/Washington
Utilities:	All utilities are public/municipal Electricity via Pacific, nat. gas via Avista Water and Sewer via Ashland Water Dept
Access Doors:	(4) 10'x10' OH doors, (1) 6.5'x7' and (1) 7'x8' interior grade doors (1) 8'x10' high-speed OH interior door (2) 8'x8' dock high doors
Parking:	6 marked spaces & abundant street parking
Construction:	CMU structure with significant recent interior updates and buildout Slab on grade foundation Newer TPO roofing 18' - 19' interior clear heights
Other Systems:	Numerous other specialty equipment and smaller loose machines/tools/FF&E throughout (see page 6)

Proven Commercial Corridor

The Site is located in a well-established commercial corridor featuring nearby office, retail, and light industrial operations.

Security/Access/Yard

Key pad entry system on doors. Chain link fencing around loading docks/yard, sliding manual gate. Front asphalt yard with 6 marked parking spaces and street parking.

Utilities

All utilities are public. Electricity via Pacific Power. Water and Sewer via Ashland Water Department. Natural gas via Avista.

Electrical Systems

600+ amp 3-phase power with 120/208V and 277/480V systems throughout, majority Siemens panels.

Access Doors

(4) 10'x10' OH doors; (1) 6.5'x7' and (1) 7'x8' interior grade doors; (1) 8'x10' high-speed OH door; (2) 8'x8' dock doors.

Specialty Processing & Safety Equipment

Specialty processing equipment includes five Harvest Saver R5-A dryers (varying ages), wall-mounted eyewash station, and much more.

Roof System

Newer TPO; unknown age. Metal gutters and scuppers with open interior plenum attic space.

Commercial Kitchen Equipment

Commercial kitchen includes Stainless steel multi-bay sinks, Type-1 commercial kitchen hood w/ Ansul fire suppression system.

Plumbing

Plumbing supply/waste line material currently unknown, but no known issues. Multiple floor drains located throughout the building. Existing manifolded array of six Rinnai gas fueled tankless water heaters into two Rheem 115 gal. holding tanks. Additional Navien NPE-A series tankless gas fueled water heater on warehouse floor.

Structure & Foundation

Exposed CMU siding. Slab on grade foundation. Fixed/picture storefront windows with aluminum frames and dual-pane glass. 18' - 19' clear height.

Internet / Low Voltage

Serviced via Spectrum. Includes a small server rack in network closet.

Subject Property

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview

Systems & Infrastructure Inventory

1. Access Controls

Type: Keypad/PIN entry, badge/fob system
Equipment: Wall-mounted keypad + door hardware (no software/provided specified)
Condition: Appears functional, standard commercial hardware.

2. Electrical

Service: 600A main + additional services
Voltage: 120/208V and 277/480V systems
Phase: 3-phase power
Panels/Brands: Multiple Siemens panels
Configuration: Multiple panels throughout building.
Condition: Functional, ages vary widely.

3. Fencing / Security / Yard / Parking

Fencing: Chain link fencing around loading docks only; spiral razor wire above.
Gates: Sliding, manual operation. Padlock is only access control
Yard Surface: Asphalt
Lighting: Wall pack, fluorescent
Parking: ±6 striped spaces in good condition
Condition: Fair overall

4. Fire / Life Safety

Sprinklers: Not present
Fire Extinguishers: Present
Last Inspection: Sept 2025
Fire Alarm: Local system only, unsure if functional
Security System: Not currently present

5. Framing / Structure / Foundation

Structure: Masonry / CMU; slab on grade foundation
Siding: Exposed CMU (no additional siding)
Int. Clear Height: 18' Minimum; 19' Maximum

6. Internet / Low Voltage

Provider: Spectrum
Equipment: Small server rack in network closet

7. Roof

Material: Appears to be newer TPO
Age: Unknown
Gutters: Metal gutters and scuppers
Attic: Mostly open interior plenum space

8. HVAC

System Type: Rooftop packaged units (RTUs)
Fuel: Electric and natural gas
Distribution: Ducted (full building)
Unit Count: ±6-units; including 1 large/central unit and multiple medium-small units
Condition: In fair to good condition; ages ±12-23 yrs.

9. Natural Gas

Provider: Avista
of Meters: Two
Equipment: Standard diaphragm commercial gas meters
Condition: Appears modern/maintained

10. Overhead Doors / Loading

Grade Door Sizes: (4) 10'x10' + multiple interior doors (various sizes), (1) 8x10 high-speed OHD
Dock Door Sizes: (2) 8'x8'
Dock Height: 50 inches
Equipment: Standard sectional and roll-up doors
Condition: Good; Functional

11. Plumbing

Supply & Waste Lines: Unknown/not visible
Floor Drains: Yes (multiple throughout)
Water Heating: Manifold array of six Rinnai gas fueled tankless water heaters into two Rheem ST120 115 gal. holding tanks. Additional Navien NPE-A tankless gas water heater on warehouse floor.

12. Stormwater

System: Surface drainage
Type: Asphalt lot drains (north side)
Condition: Basic on-site drainage, functional

13. Water / Water Heating

Source: Municipal/public utility service
Metering: Single meter

14. Windows

Type: Aluminum Fixed/picture + storefront glass
Glazing: Dual-pane IGU
Condition: Good

15. Waste Management

Service: Unknown collection service
Equipment: Exterior dumpster
Recycling: Existing dumpster on site
Grease Trap: Not visible; to be confirmed

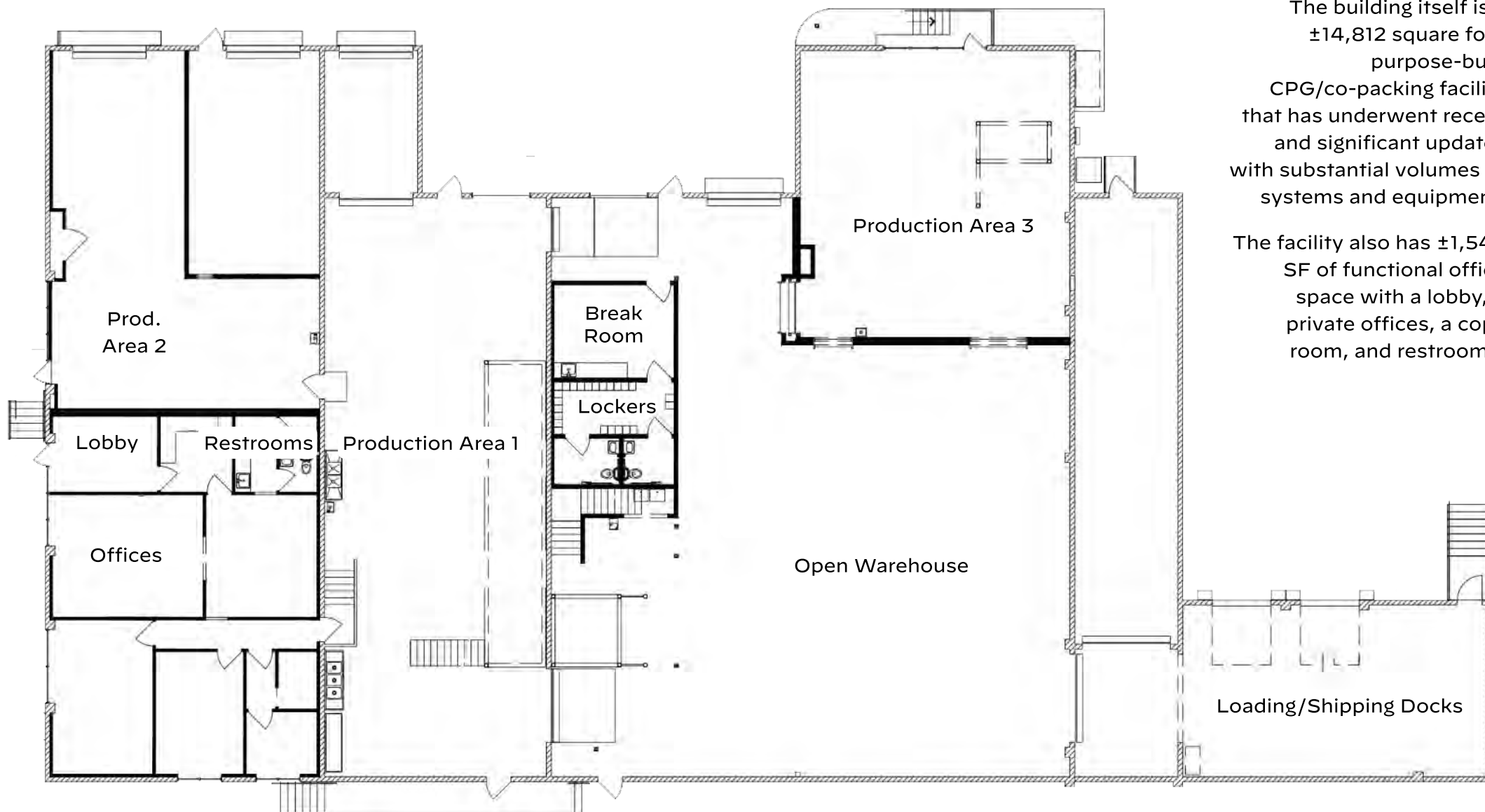
16. Other Systems / Equipment

Commercial Kitchen Infrastructure: Stainless steel multi-bay sinks, prep areas, and wash stations. Massive Type-1 commercial kitchen hood w/ Ansul fire suppression system.
Specialty Processing Equipment: Five Harvest Saver R5-A dryers, varying ages.
Emergency Safety Equipment: Wall-mounted eyewash station.
Secure Storage: Built-in wall safe with keypad access.
Air Compressor: Full Ingersoll-Rand industrial air compressor system w/ dryer
OHD Openers: Several Genie or comparable side-mounted overhead door lift motors, all appear to be in excellent condition.
Other: Numerous other speciality equipment and smaller loose machines/tools/FF&E throughout. Inclusions in sale to be determined prior to listing.
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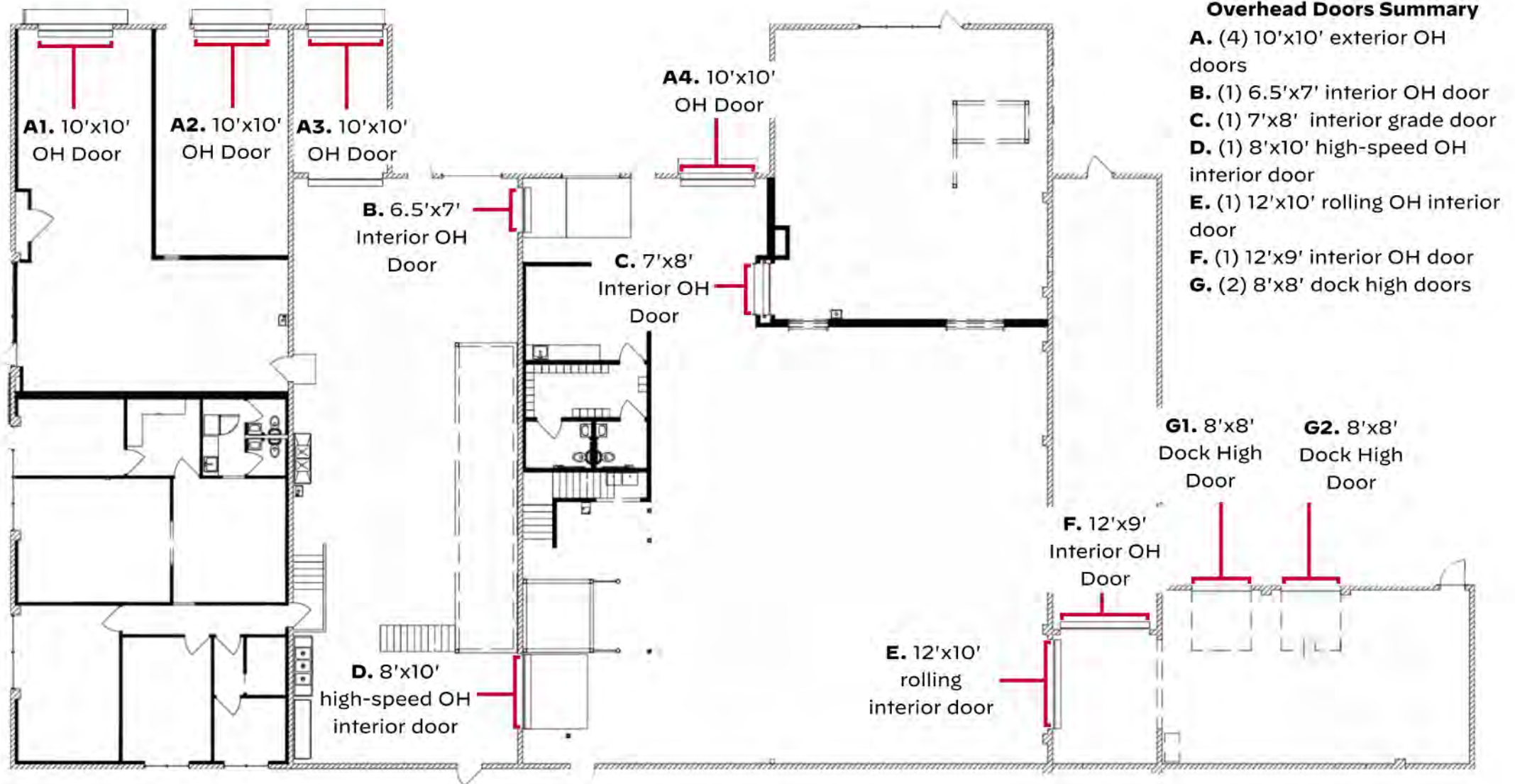
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Floor Plan Overlay

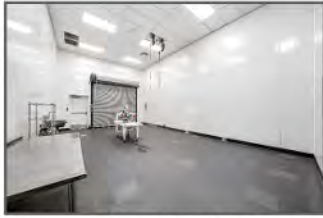


The building itself is a
 $\pm 14,812$ square foot
 purpose-built
 CPG/co-packing facility
 that has underwent recent
 and significant updates
 with substantial volumes of
 systems and equipment.

The facility also has $\pm 1,548$
 SF of functional office
 space with a lobby, 5
 private offices, a copy
 room, and restrooms.



Overhead Doors Summary



Production Area 2 Annex



Locker Room



Warehouse Break Room



Production Area 3



Production Area 2



Entrance/Lobby



Cold Storage Room



Conference Room



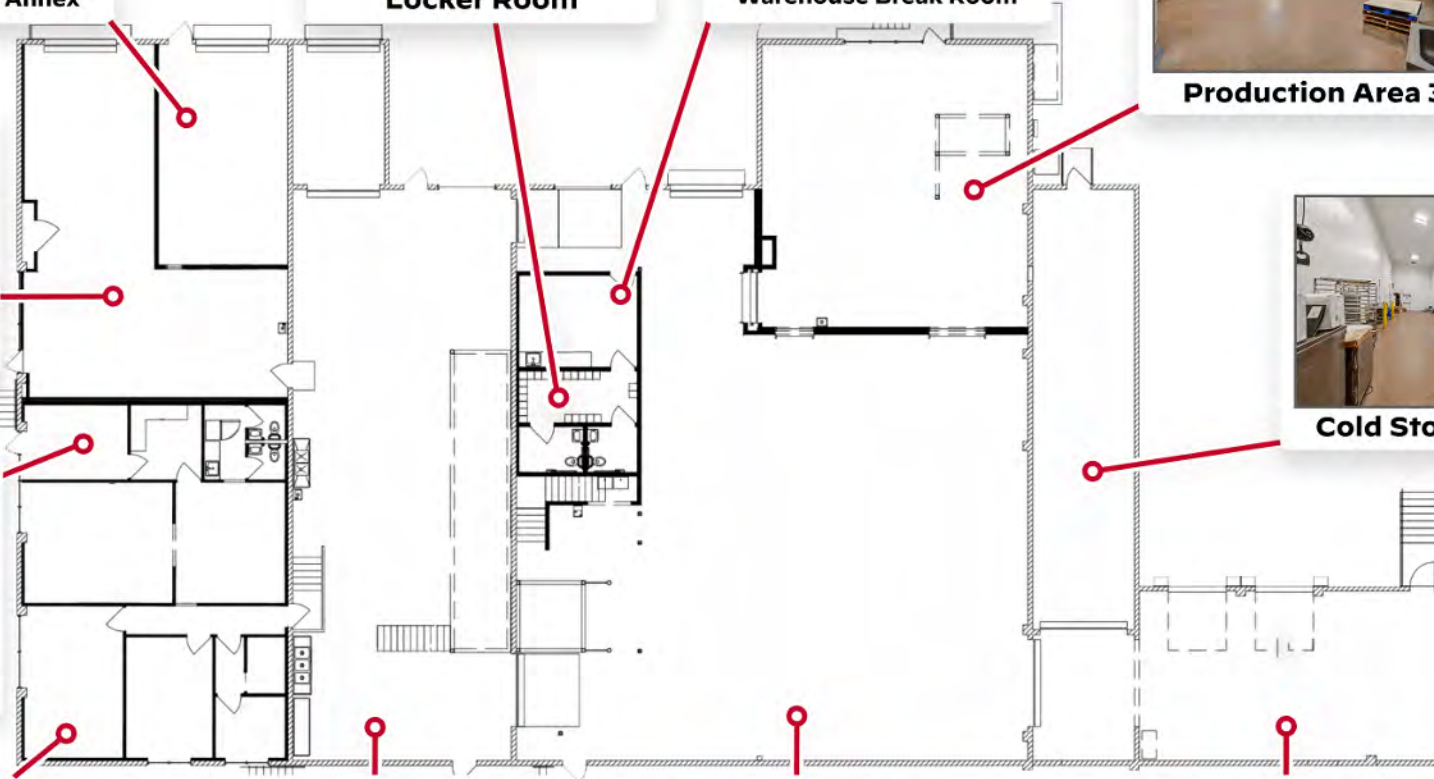
Production Area 1



Warehouse Area



Shipping Area



710 Jefferson Ave - Room Locations

Lennox Packaged RTU

Model Number: KGC180S4MS1Y
Serial Number: 5623D04099
Electrical Ratings: 208/230V, 3-Phase, 60Hz
Other Information: 15 Tons Cooling (180,000 BTU) / 260,000 BTUH Heating Input; refrigerant is R-410A

Greenheck Kitchen Exhaust Fan

Model Number: CUE-160-20-VG-1-22-G, Unknown
Serial Number: 24610489, Unknown
Estimated Age: Unknown
Electrical ratings: EC Motor (Vari-Green)
Other Information: Rated for a Maximum Operating Temperature of 400°F.

Lennox Packaged RTU

Model Number: LGA180HL2Y
Serial Number: 5603B02613
Estimated Age: ±23 years (2003)
Heating Capacity: 169,000 BTUH Input (Gas)
Electrical Ratings: 208/230V, 3-Phase, 60Hz (Min. Ampacity: 77-82 A, Max Fuse: 90 A)

Greenheck Power Ventilator

Model Number: SWB-222-75-CW-UB-X
Serial Number: 05F17291
Estimated Age: ±21 years (2005)
Airflow Capacity: 730 to 13,500 CFM

Lennox Packaged RTU

Model Number: GCS16-030-75-4P
Serial Number: 5603B 03697
Estimated Age: ±23 years (2003)
Heating Capacity: 75,000 BTUH Input / 60,000 BTUH Output (Gas)
Cooling Refrigerant: HCFC-22
Electrical Ratings: 208/230V, 1-Phase, 60Hz (Min. Ampacity: 20 A, Max Fuse: 30 A)

Greenheck Kitchen Exhaust Fan

Model Number: CUBE-220-20-X
Serial Number: 13732803 1407
Estimated Age: ±12 years (2014)
Electrical ratings: EC Motor (Vari-Green)

Trane Packaged RTU

Model Number: YSC120F3RMA
Serial Number: 153312852L
Estimated Age: ±11 years (2015)
Electrical Ratings: 208-230V, 3-Phase, 60Hz (Minimum Circuit Ampacity: 49.6 A, Max Fuse: 60 A)
Other Information: 10 Tons (120,000 BTU Cooling) capacity

Trane IntelliPak System

Model Number: CGAFC60EAKE10000000000N00000W00
Serial Number: C05L10603
Estimated Age: ±21 years (2005)
Electrical Ratings: 200V, 3-Phase, 60Hz (Min. Ampacity: 270 A, Max Overcurrent Protection: 300 A)

Copeland Discus Compressors

Model Number: 2DA3-075E-TFC-200
Serial Number: ET 97C05240S
Estimated Age: ±29 years (1997)
Electrical Ratings: 208-230V, 3-Phase, 60Hz (RLA: 32.0 A, LRA: 164.0 A)

Lennox Packaged RTU

Specs Unknown.

MasterCool MUA Unit

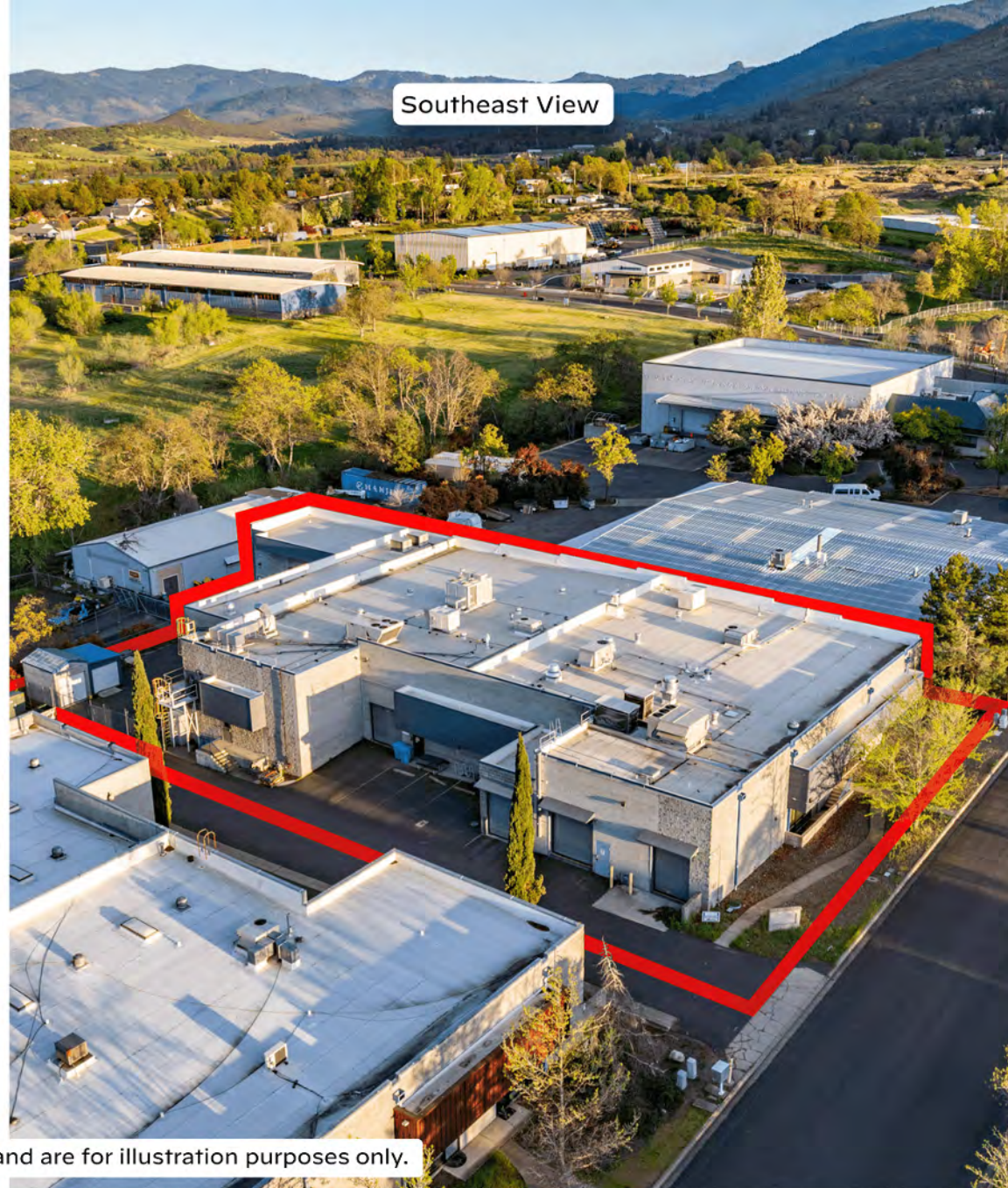
Specs Unknown.

Rotary Exhaust Ventilators

±10 rotary exhaust ventilators located in various locations across the entire roof.

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HVAC Inventory (RTUs)



Subject Photo - Exterior



Shared Driveway Access



Parking Area



Yard Space



Office Entrance

Subject Photos - Exterior



Entrance/Lobby



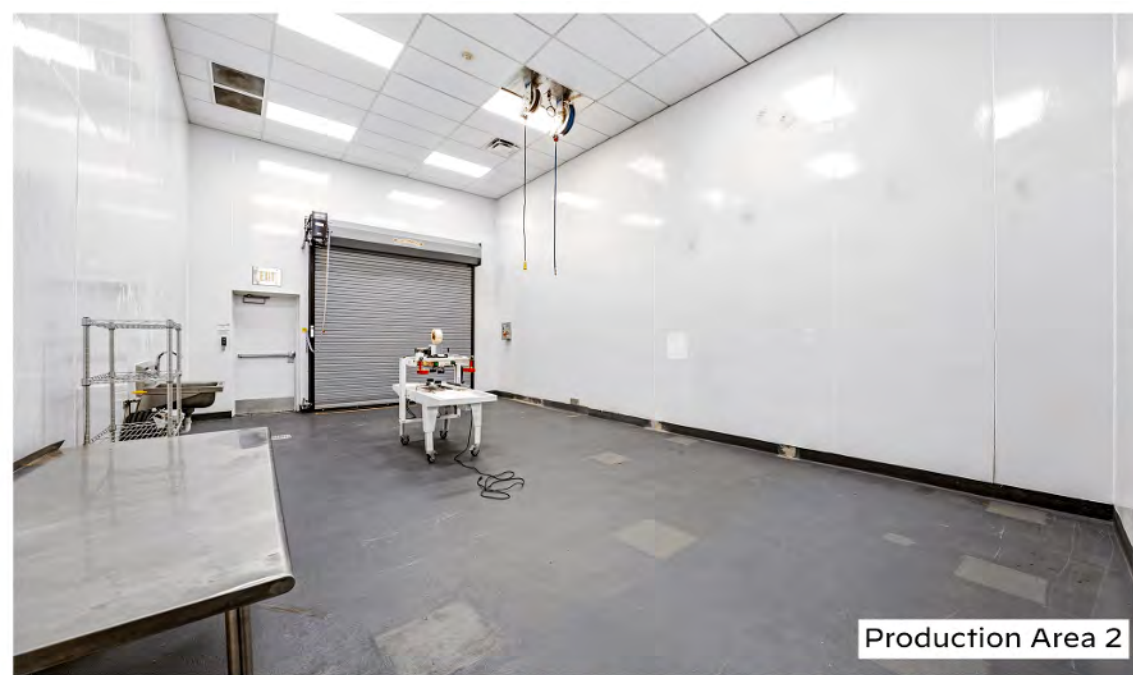
Conference Room



Private Office 2



Office Kitchen



Production Area 2



Production Area 3

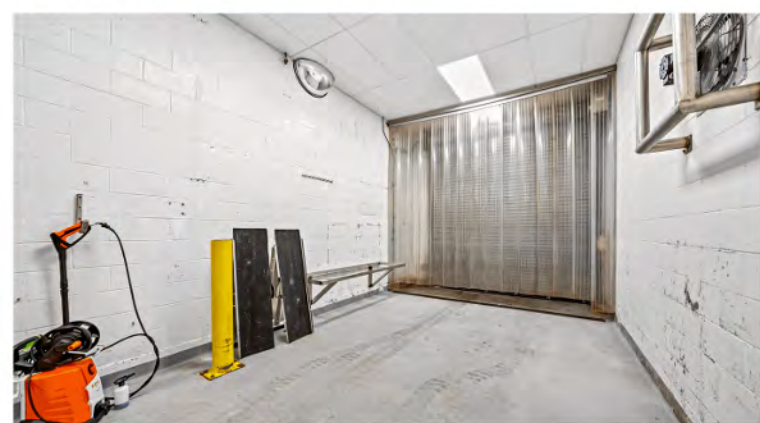
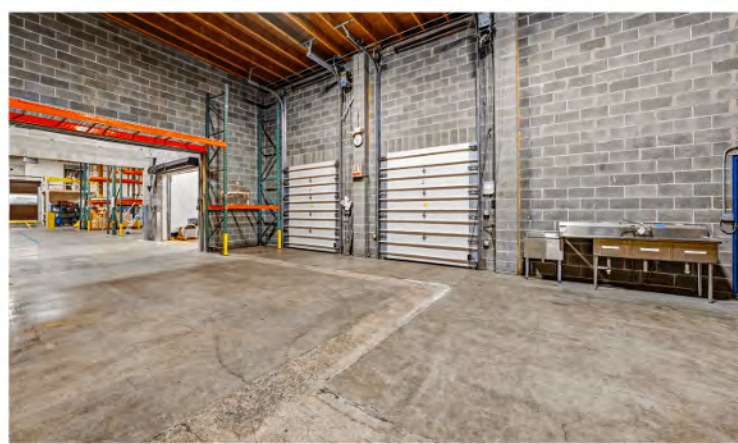


Production Area - Mezzanine



Commercial Kitchen Area

Subject Photos - Production Areas

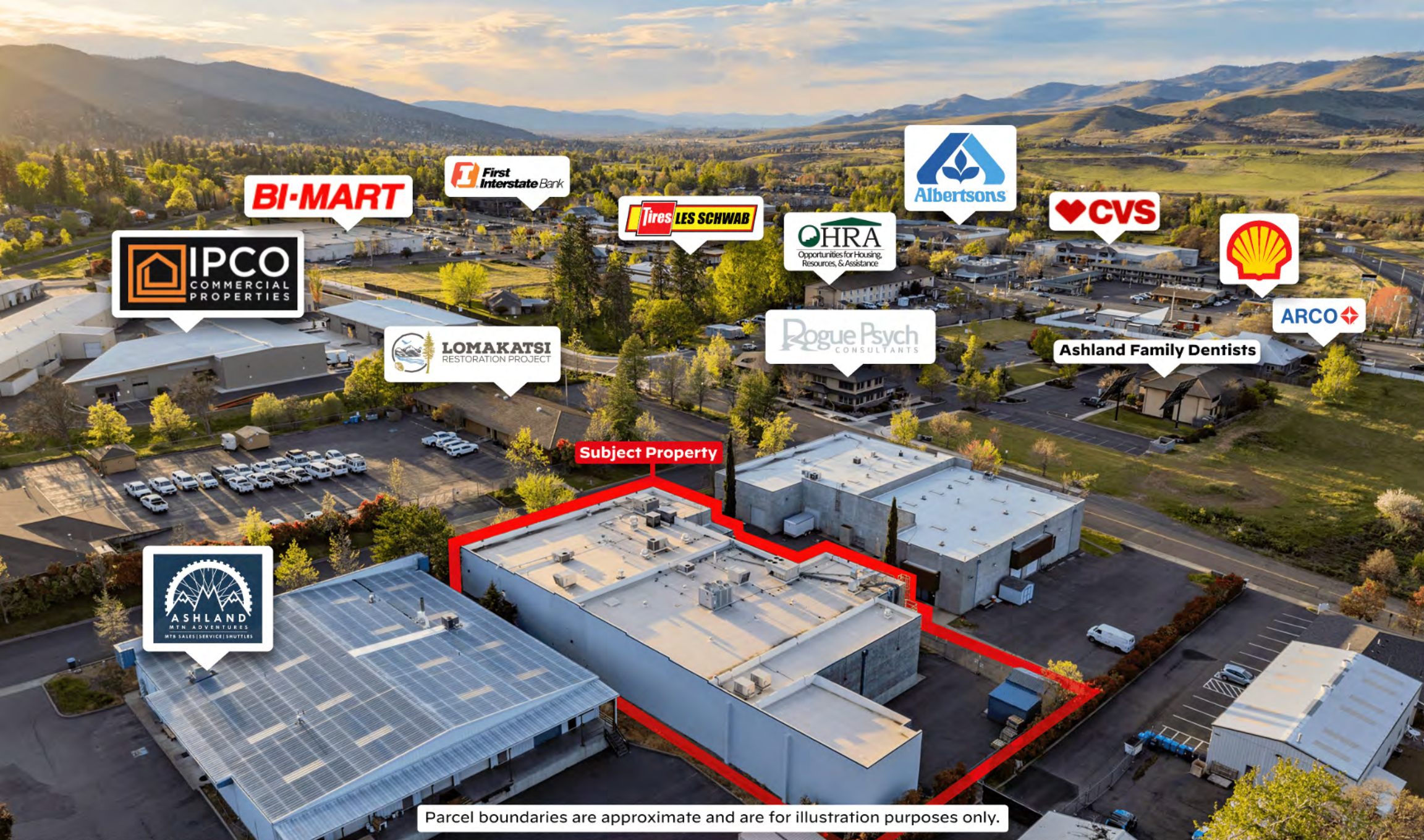


Additional Interior Photos



Subject Property Proximity to I-5

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Corporate Neighbors

Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

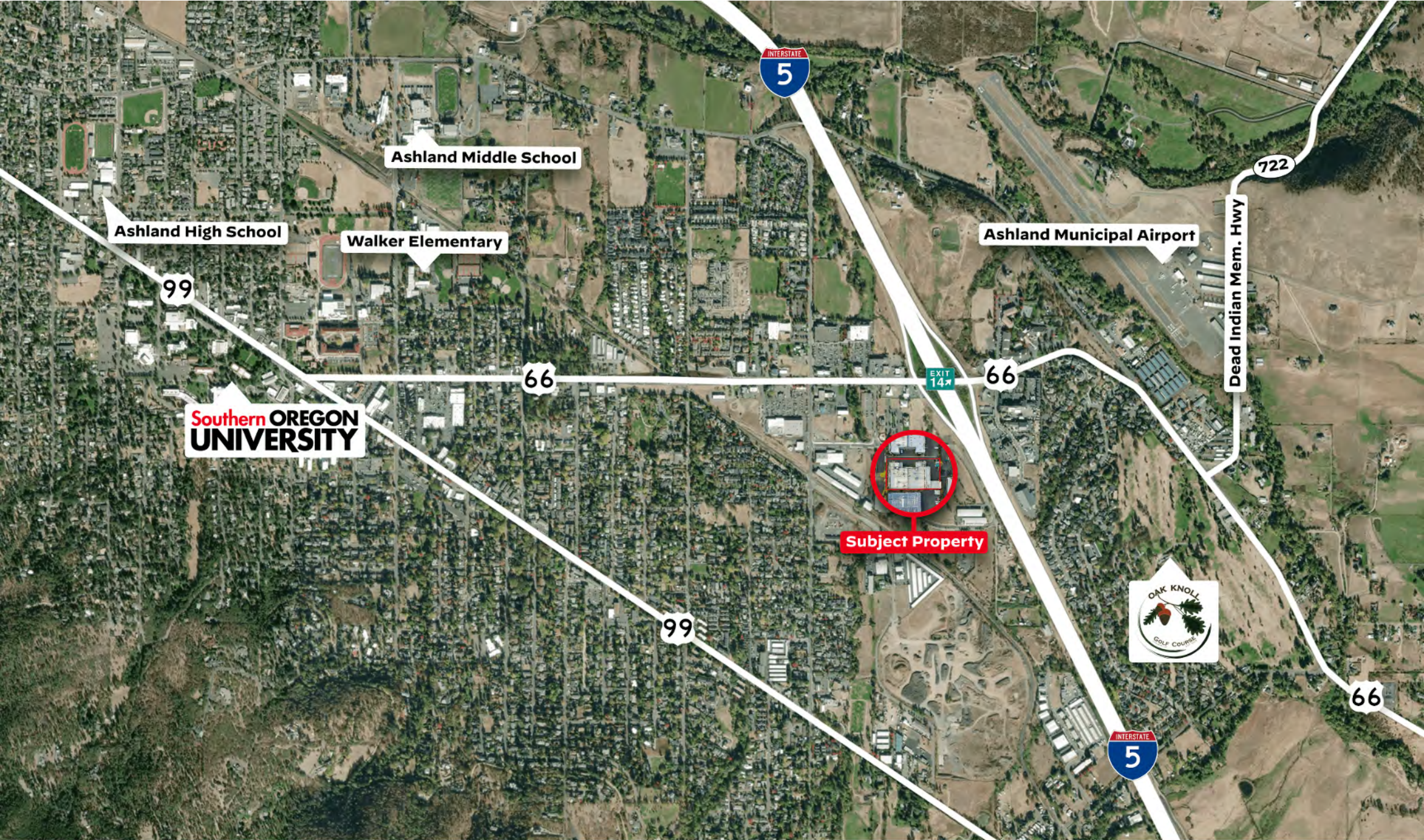
Zoning:	E-1 (Employment) External link to Ashland Zoning Code
City Limits:	Inside city limits of Ashland
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	100A - Kubli loam
RVSS:	Not within RVSS Service Boundary
Fire District:	Fire District #3
School District:	#5 (Ashland)
Airport:	Yes; min. elevation 2,037'
Air Quality Mgmt:	Yes
Wildfire Hazard:	Within Wildfire Zone - subject to Planning and Development rules
Vernal Pools:	N/A
Natural Area:	N/A

Market Summary

	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.

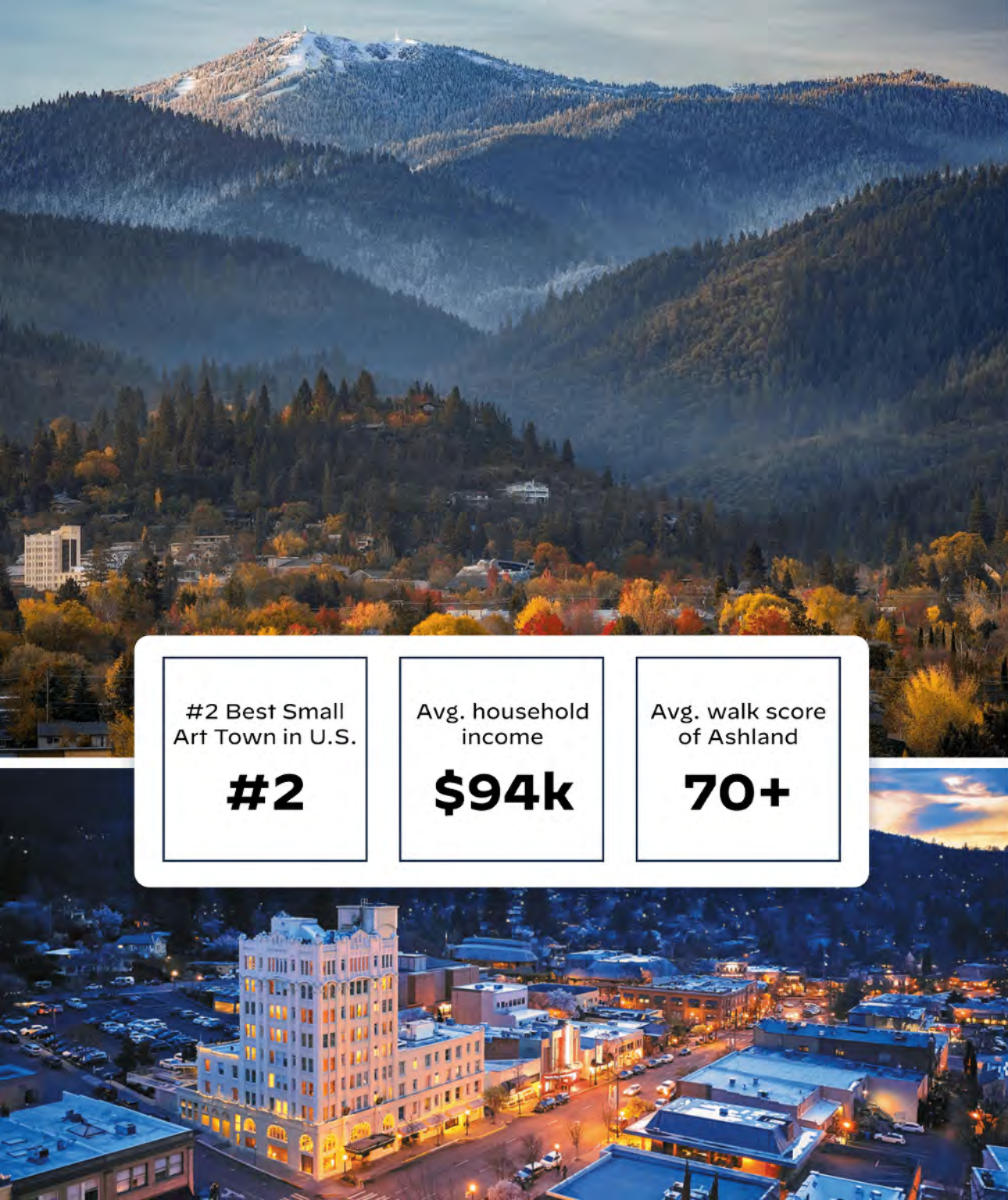




Region Map - Ashland



Region Map - Rogue Valley



Ashland, OR History and Profile

Ashland, Oregon - a charming city nestled in the foothills of the Siskiyou Mountains, renowned for its unique blend of cultural richness, outdoor recreation, and small-town appeal. With a population of just over 21,000, Ashland consistently ranks as one of the "Top 10 Small Cities in America" due to its high quality of life, vibrant arts scene, and well-preserved historic downtown. The city is home to the world-famous Oregon Shakespeare Festival, which attracts thousands of visitors annually, fueling the local tourism and hospitality industries.

Beyond its cultural attractions, Ashland offers a highly desirable environment for both residents and investors, with a strong economy driven by tourism, higher education, and healthcare. Southern Oregon University, along with a robust local food and wine scene, provides additional economic drivers and diversity. Ashland's proximity to major highways and its small-town charm make it a prime location for investment properties that cater to both locals and the growing number of visitors.

The City has a strong sense of community as well as a diverse economy. Within a 20 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, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

#2 Best Small
Art Town in U.S.

#2

Avg. household
income

\$94k

Avg. walk score
of Ashland

70+

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.





Butte Falls

Grants Pass Domestic Airport

allcarehealth™
200+ employees

RCC
Rogue Community College
6,872 students ('21)

ASANTE
TRMC - 125 beds

ERICKSON
Regional HQ - 800+ employees

Amy's
140k SF DC

CERAKOTE
Global HQ

PAVATI
Global HQ

ROGUE VALLEY International
Medford Airport
1m+ annual travelers

KELLEY CREATE
Regional HQ

the HUMAN BEAN
Regional HQ

amazon
85k+ SF DC

LITHIA
Global HQ - NYSE: LAD

ASANTE
RRMC - 378 beds

PRS
HQ - 3k+ employees

Harry & David
Global HQ - 5k+ employees

ROGUE CREDIT UNION
Regional HQ - \$3.7B AUM

PACOWALL
PACIFIC WALL SYSTEMS
Regional HQ

Oregon Shakespeare Festival
250k+ ann. attendance

Southern OREGON UNIVERSITY
6,200+ enrollment

Subject Property

Southern Oregon Market

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. 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 it's 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 drier, 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

710 Jefferson Avenue is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

Offers: There is not currently a definitive date for offers or LOIs to be submitted. When a prospective buyer/user prepares an offer for any portion of the Site, such offers or LOIs should, at a minimum, include the following:

- Purchase price or Lease rate; asking lease rate is \$0.90/SF/Mo (\$10.80/SF/Yr), NNN
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs
- If lease: Lease rate, TI package, occupancy date, lease term, desired use

Please contact listing brokers Scott and Caspian for additional information.

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Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemmasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

Local Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapemedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private), Dane Fitch** (206) 972 8127
- Pacific Capital (Private)**, pac-capital.com..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank)**, (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Rogue Valley Roofing**, roguevalleyroofingco.com..... (541) 776 6620
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

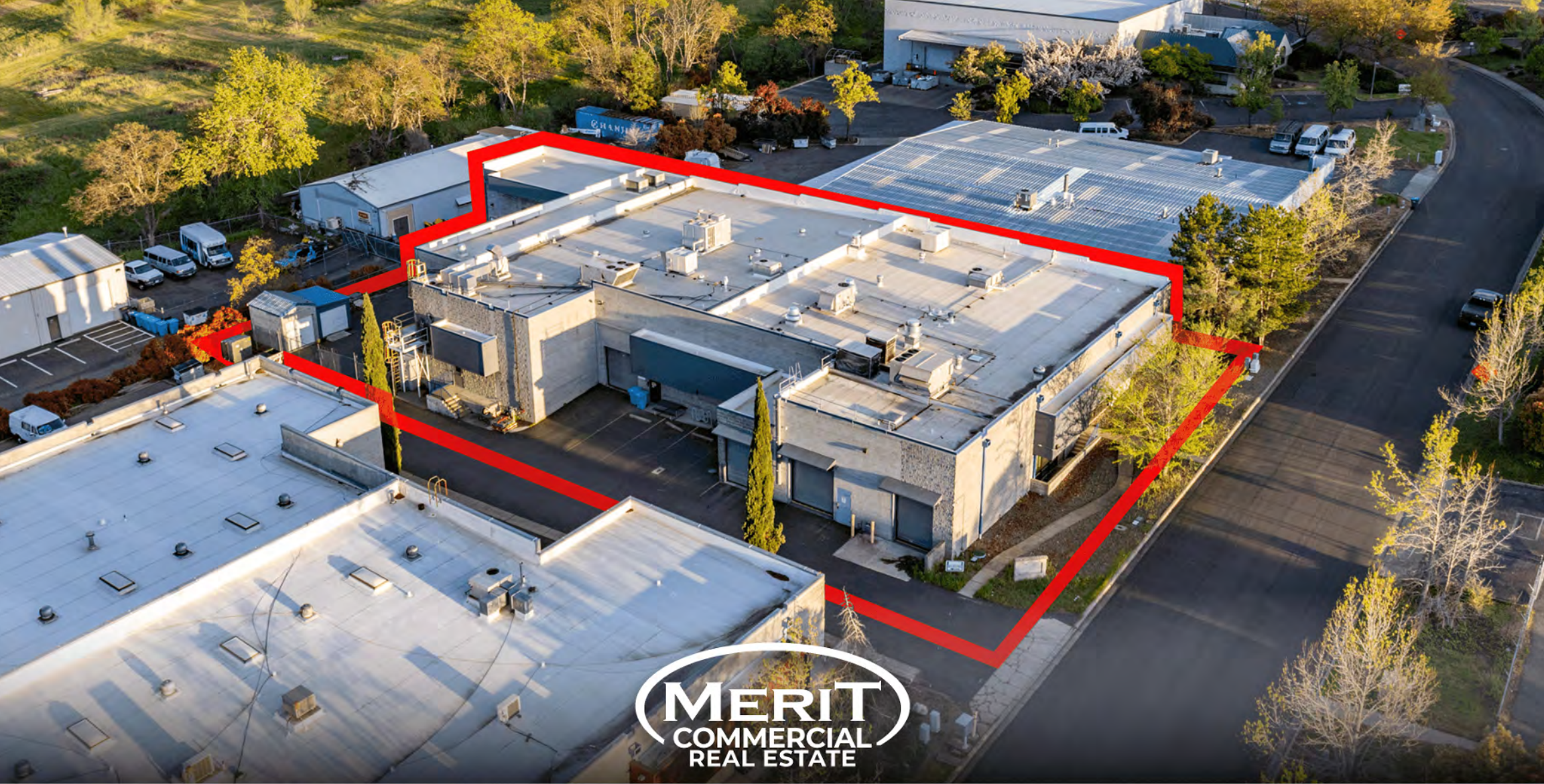
- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.



Contact listing brokers for additional information

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