

FOR LEASE



2016 COMMERCE DRIVE, MEDFORD, OR

Approx. 4,480SF of new industrial space available.

Taylor Dunn, Broker
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541 - 773 - 5391

Disclaimer:

No Warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, prior sale, lease, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles. Owner reserves the right to approve tenant/purchaser and proposed use.

Summary | New construction flex space centrally located in Medford. This is high quality industrial space featuring a total of 4 grade-level roll-up doors (2 in the front and 2 in the back of the space), 3-phase power, high ceilings, office space, gated storage/parking, and a dock. The space is well located on the East side of the airport with quick access to Hwy 62. The Landlord will consider additional improvements subject to negotiation and tenant qualifications.

PROPERTY DETAILS	
Space SF	~4,480 SF
Office SF	~353 SF
Lot Size	0.77 AC
Construction	2024
Grade Level Doors	4-14' Doors
Power	3-Phase
Security	Fenced with Gated Access
Dock	Two Levels of Covered Loading Dock
Zoning	I-L City of Medford
Rate	\$1.05/SF/MO NNN
Availability	Vacant Immediately Available



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SITE AERIAL



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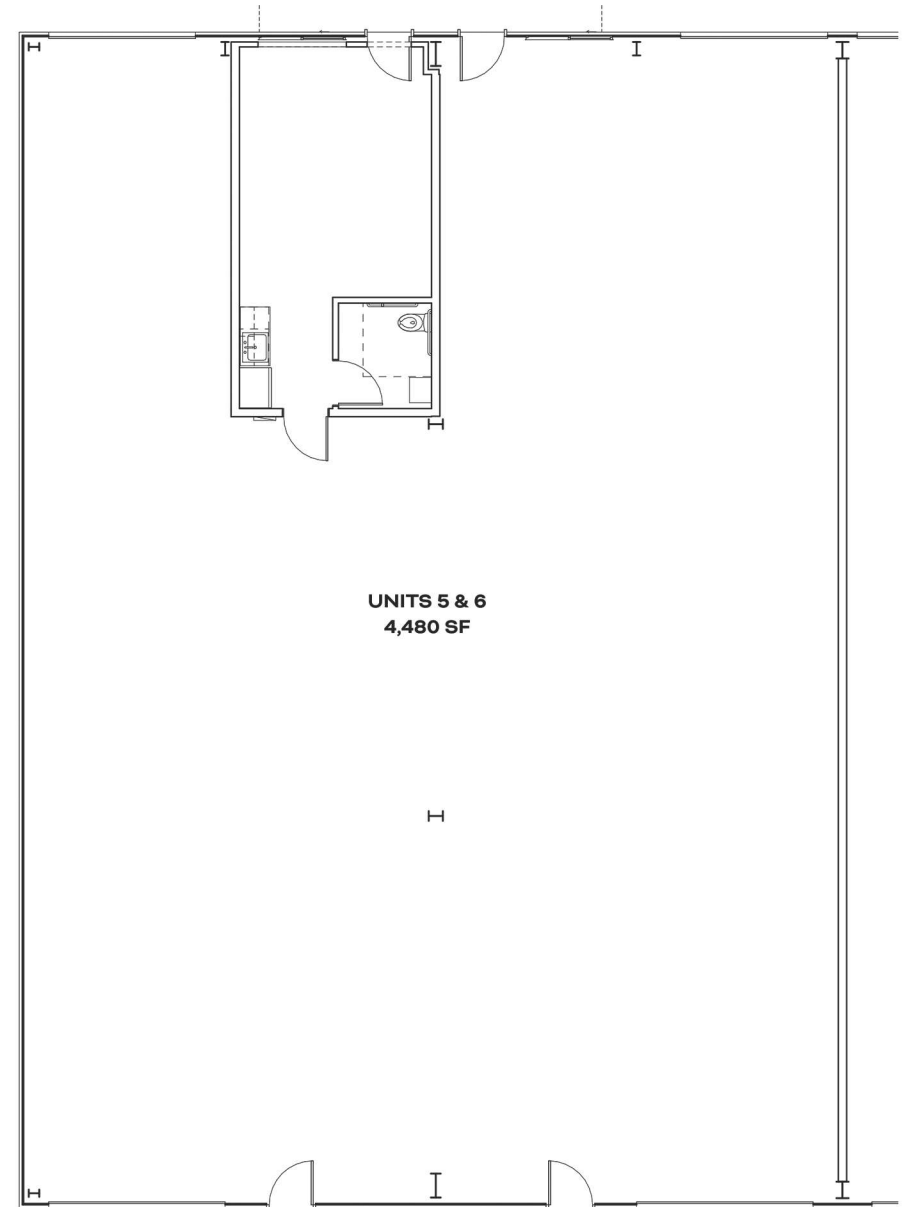
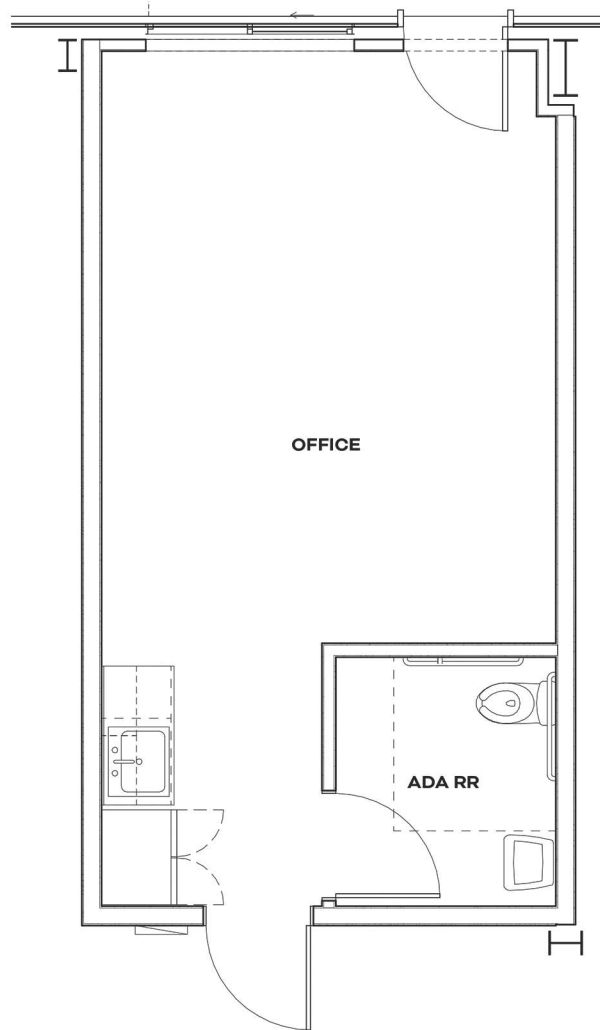
Quality interior improvements include a small climate controlled office buildout, LED lighting throughout, high ceilings, additional windows in the warehouse, four roll-up doors for drive through bays, and heavy insulation.



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FLOORPLAN



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PULVER & LEEVER
REAL ESTATE COMPANY
COMMERCIAL

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