

OFFERING MEMORANDUM

— FOR SALE OR LEASE —



MODERN INDUSTRIAL LOGISTICS FACILITY IN SOUTHERN OREGON

4689 Industry Dr, Central Point, OR, 97502

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

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **4689 Industry Drive**, a highly-functional, strategically-positioned industrial logistics building located in Central Point, Oregon (the "Property").

Originally constructed in 2017, the Property was specifically designed for a high-volume dry goods distributor and includes a modern 100,000 square foot ("SF") building featuring ±4,000 SF of office and mechanical rooms and an expansive ±96,000 SF of modern warehouse space.

With 28' clear height, 50' column spacing, and excellent flow throughout the building, the warehouse is ideal for a wide variety of distributors, light manufacturing, and similar uses.

Access is excellent, with 16 9'x10' dock-high doors (48" docks), with weather-seals and multiple interior levelers installed. A 12'x14' drive-in door is also located in the northeast corner, easily accessed through the large paved truck yard.

Office space is right-sized for the facility, with approximately 4,000 SF of office space including a modern glass storefront-style entryway, multiple private offices, two

Date of this OM: June, 2026, v.1.1

bullpen-style central core working stations, as well as two large restrooms, conference room, and breakroom also accessed from the warehouse.

MEP equipment is significant; a modern ESFR sprinkler system is installed with full building coverage. Dedicated HVAC RTUs serve the office, and massive rooftop exhaust fans are installed for the warehouse. Power supply is strong, with the in-place service rated for 600-amps of three-phase 480/277.

Your employees may easily access the facility with 39 marked parking stalls (2 ADA), and its positioning in an ideal central location. The Property is located adjacent to the Rogue Valley Intl. Airport, and is in the heart of a rapidly growing industrial park with multiple 60-100k SF developments underway nearby. Interstate-5 access is within an easy 7-minute drive, and Highway access is within ±2 mins.

The opportunity at 4689 Industry Drive is clear for prospective buyers and users alike. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Sales Price:	Unpriced
Asking Rent:	\$0.85/SF/Mo (\$10.20/SF/Yr)
Lease Structure:	Triple Net ("NNN")
Lease Term:	Negotiable
TI:	Reasonable TI proposals considered
Occupancy:	Delivered vacant; immediately available
Address:	4689 Industry Dr, Central Point, OR 97502 Jackson County
Legal:	37-1W-06 TL 2501 APN 11003042
Annual Taxes:	\$129,912.35 (2025)
Zoning:	I-G (General Industrial)
Land Area:	5.77 acres (251,341.2 SF)
Year Built:	±2017 (per County - 9 years)
Square Feet:	±100,000 SF (per County)
Construction:	Tilt-up concrete exterior walls, slab on grade, some interior wood-frame walls
Power Supply:	Main rated at 600-amps, 480Y/277 3-phase; split into three 200-amp distribution panels fed into two transformers down to 208
Docks/Access:	(16) 9'x10' Serco dock-high doors (1) 12'x14' drive-in door on north corner 48" dock height, all doors have WeatherAll enclosures; some interior levelers installed.
Sprinklers:	Wet, ESFR system with 100+ heads
Parking:	39 marked parking stalls + expansion area
System Details:	See Exhibit A for additional system details

4689 Industry Dr | Merit Commercial Real Estate | 3

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Investment Highlights

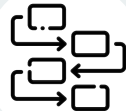
Centrally Located Facility

The Property is strategically situated within a growing and demographically desirable region within the Rogue Valley. 4689 Industry Drive is a ± 7 -minute or 3.0 mile drive to the Rogue Valley International Airport and Interstate 5 access. The Property also enjoys an easily accessed, private driveway off of Industry Drive allowing for easy accessibility for general industrial uses.



Highly Functional Layout

Due to its prior use as a facility for a high-volume distributor, the Property has a spacious and highly functional layout with significant dock access, overhead doors, 28' clear height, and overall efficient in and out operational flow for a wide range of manufacturing and distribution uses.



Modern Infrastructure

Built in 2017, 4689 Industry Drive is a quality and versatile industrial facility. The building includes various modern building systems with limited deferred maintenance,, minimizing your capex requirements and providing operational functionality for your business.



Parcel boundaries are approximate and are for illustration purposes only.

Rapidly Growing Region

The Property is located within a well-established industrial park that is a growing and demographically desirable region within the Rogue Valley featuring nearby light to heavy industrial and commercial uses.

Parking / Access

±39 designated parking spaces; two being ADA compliant, with a potential expansion area for parking located on the southern end of the facility. The Property includes one left/right driveway off of Industry Drive.

Overhead Doors Summary

All doors are located on the eastern side of the building. (16) 9'x10' dock doors. Serco docks, 48" dock height, WeatherAll seals. Some docks include levelers. (1) 12'x14' drive-in door.

Loading / Industrial Equipment

Loading dock weather seal/shelter; Serco Entrematic dock and WeatherAll dock weather-seal equipment.

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.

See Exhibit A for much more detail on system specs, components, and more.

Utilities Summary

All utilities are public and are serviced by Pacific Power and the Medford Water Commission or Avista. Multiple stormwater diameters located on the Property. Electrical service is rated for 600-amps, 480/277, three-phase.

Ventilation and HVAC Summary

Some RTUs providing HVAC to portions of the building (exact specs currently unknown). Several large Greenheck ceiling exhaust fans, as well as two HVLS ceiling fans providing significant airflow throughout the warehouse.

Plumbing

Plumbing includes A.O. Smith gas-fired 60 gal. water heater with expansion tank; age - ±10 years.

Natural Gas

Natural gas provided through an Elster American Meter gas meter; serviced via Avista.

Telecom. / Security / Low Voltage

CenturyLink fiber optic service in place. Significant PoE surveillance system and infrastructure installed for Johnson Controls badge/fob access controls.

Building Infrastructure Summary

Tilt-up concrete frame with slab-on-grade foundation in excellent condition. Year built: 2017. Fixed dual-pane, aluminum frame windows and storefront glass entry. Original flat roof with metal gutters in excellent condition; ±9 years. Clear height: 28'.

Fire Systems / Life Safety Summary

The Property features a comprehensive fire protection and life-safety system, with a high-capacity wet ESFR sprinkler system across the entire facility, as well as significant fire alarm and life safety systems.

Systems & Infrastructure Overview



Parcel boundaries are approximate and are for illustration purposes only.


Subject Property Aerial

Potential Expansion Area Notes

Potential Expansion Area is a "rough estimate" only. Exact expansion area for parking will depend on municipal and/or governmental approvals. Buyer to complete all due diligence on the potential expansion area.

Identification Key

 = Potential Expansion Area

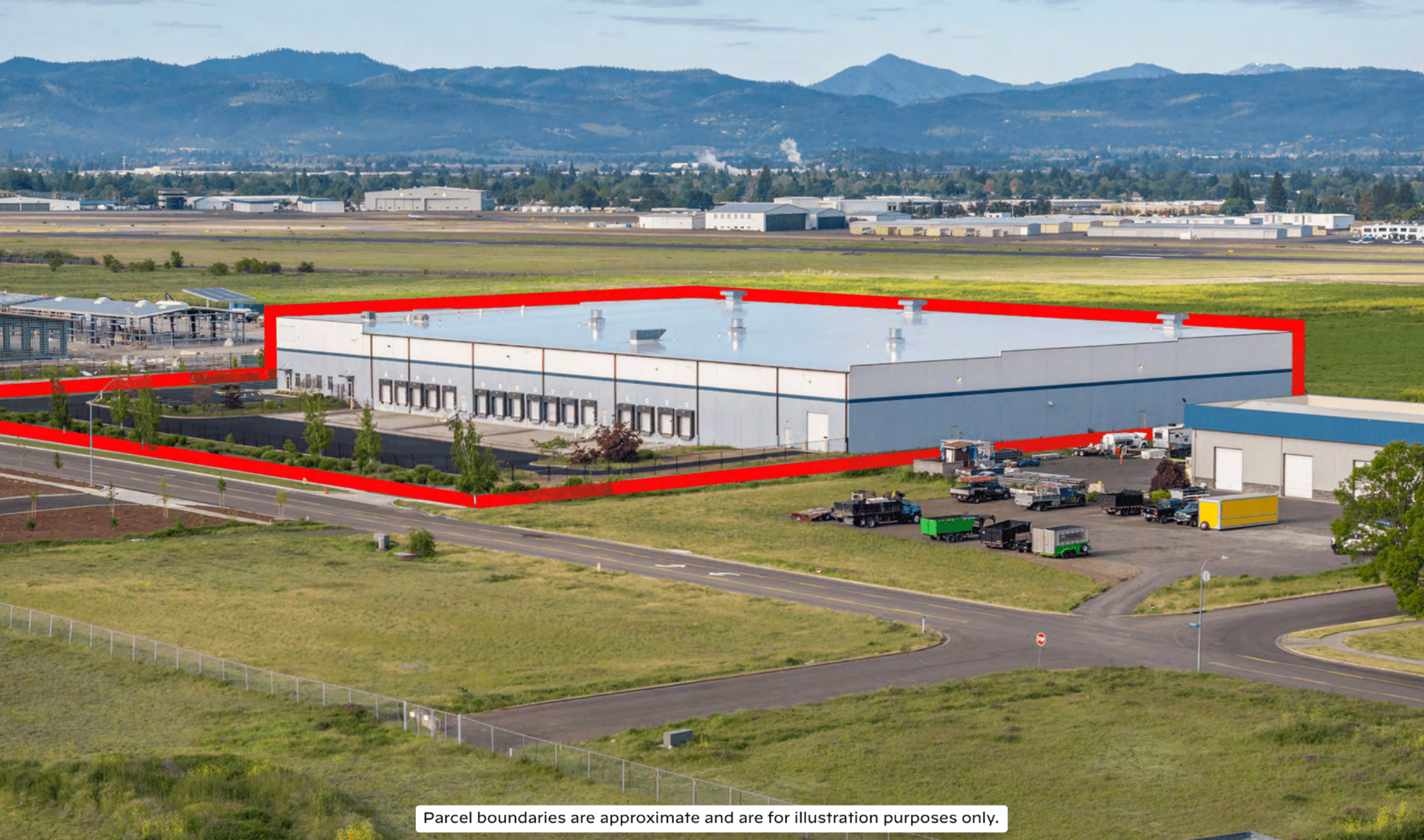
 = Full Site



**Potential Parking
Expansion Area**

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Potential Expansion Area

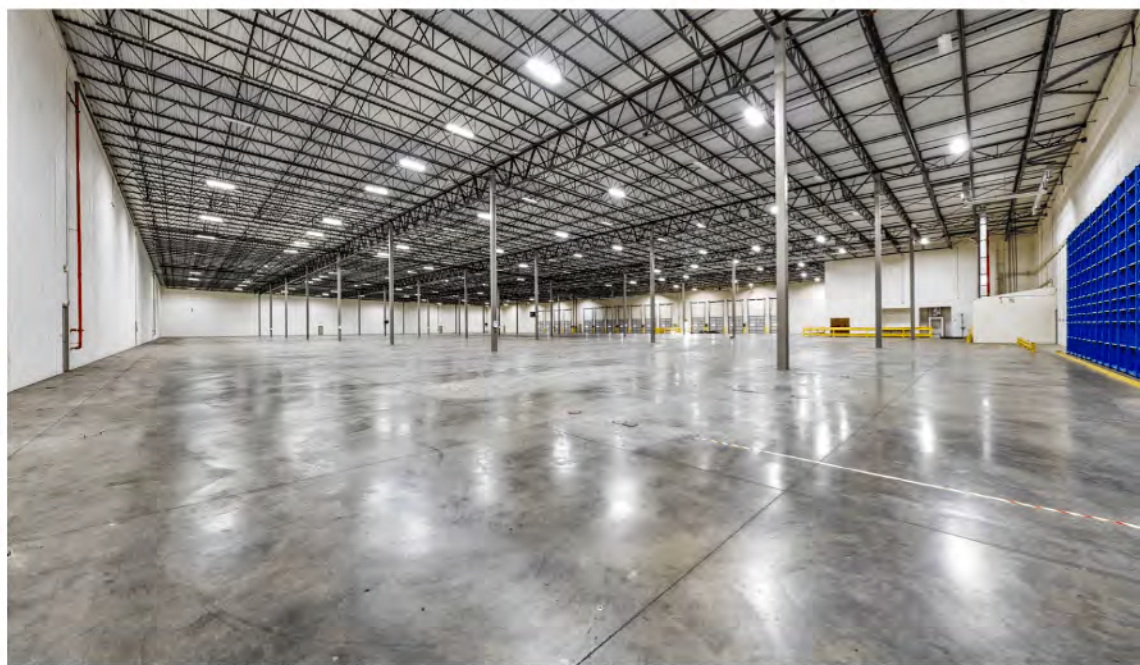
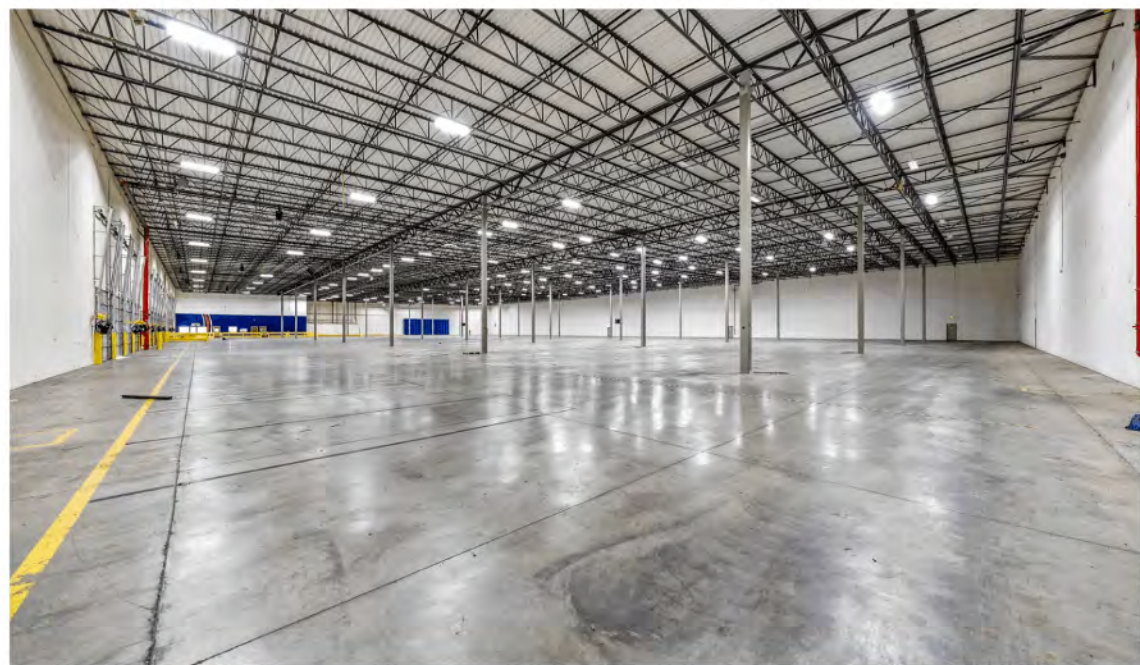
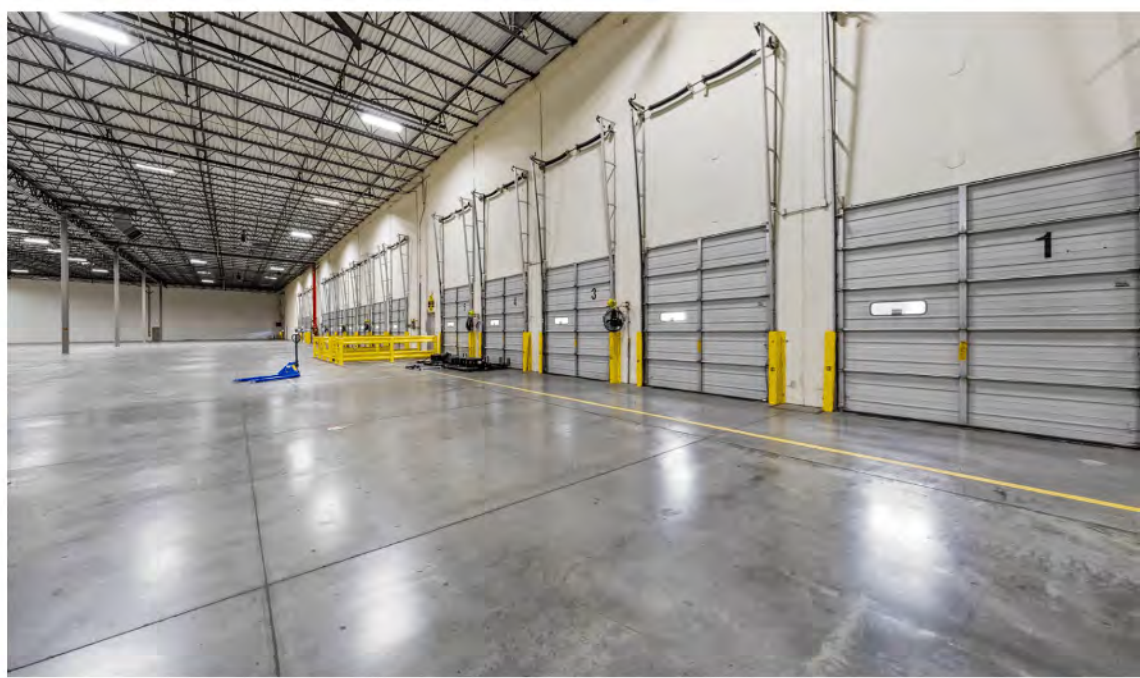


Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo - Exterior



Subject Photos - Exterior



Subject Photos - Warehouse Interior



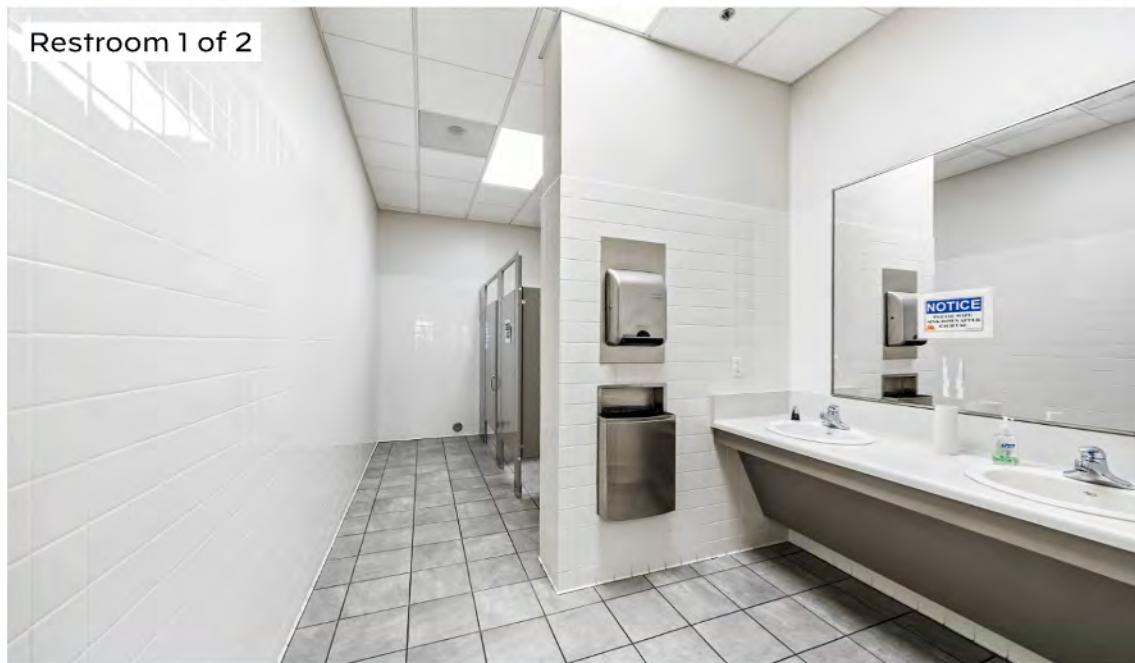
Central Bullpen



Conference Room



Break Room



Restroom 1 of 2

Subject Photos - Office



Subject Property



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Corporate Neighbors

Overlay Report



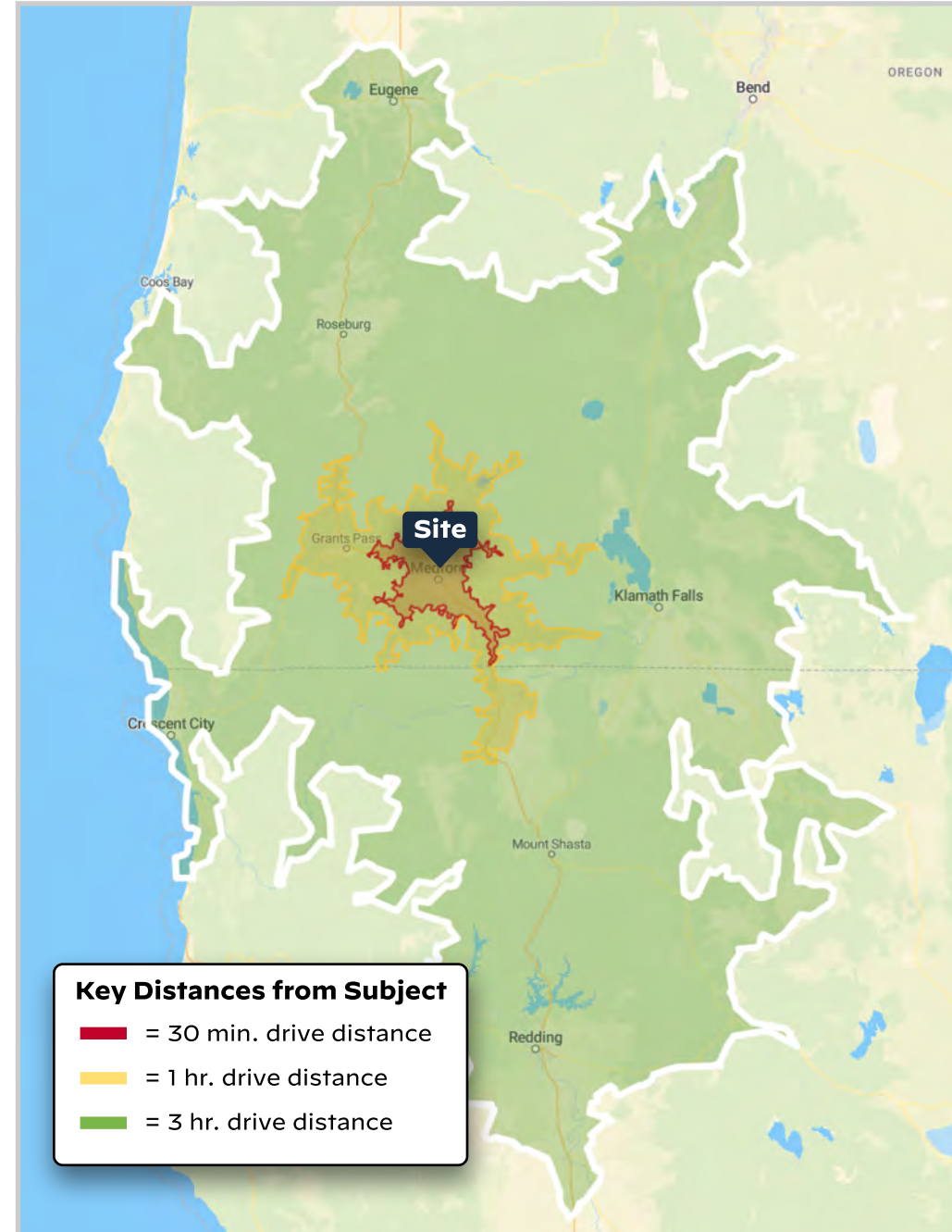
Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	I-G (General Industrial) External link to Medford Zoning Code
City Limits:	Inside city limits of Central Point
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	33A - Coker Clay
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	City of Medford
School District:	549c - Medford
Airport:	Yes; min. elevation 1,485'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A

Market Summary

	Demographics	Medford	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.



Key Distances from Subject

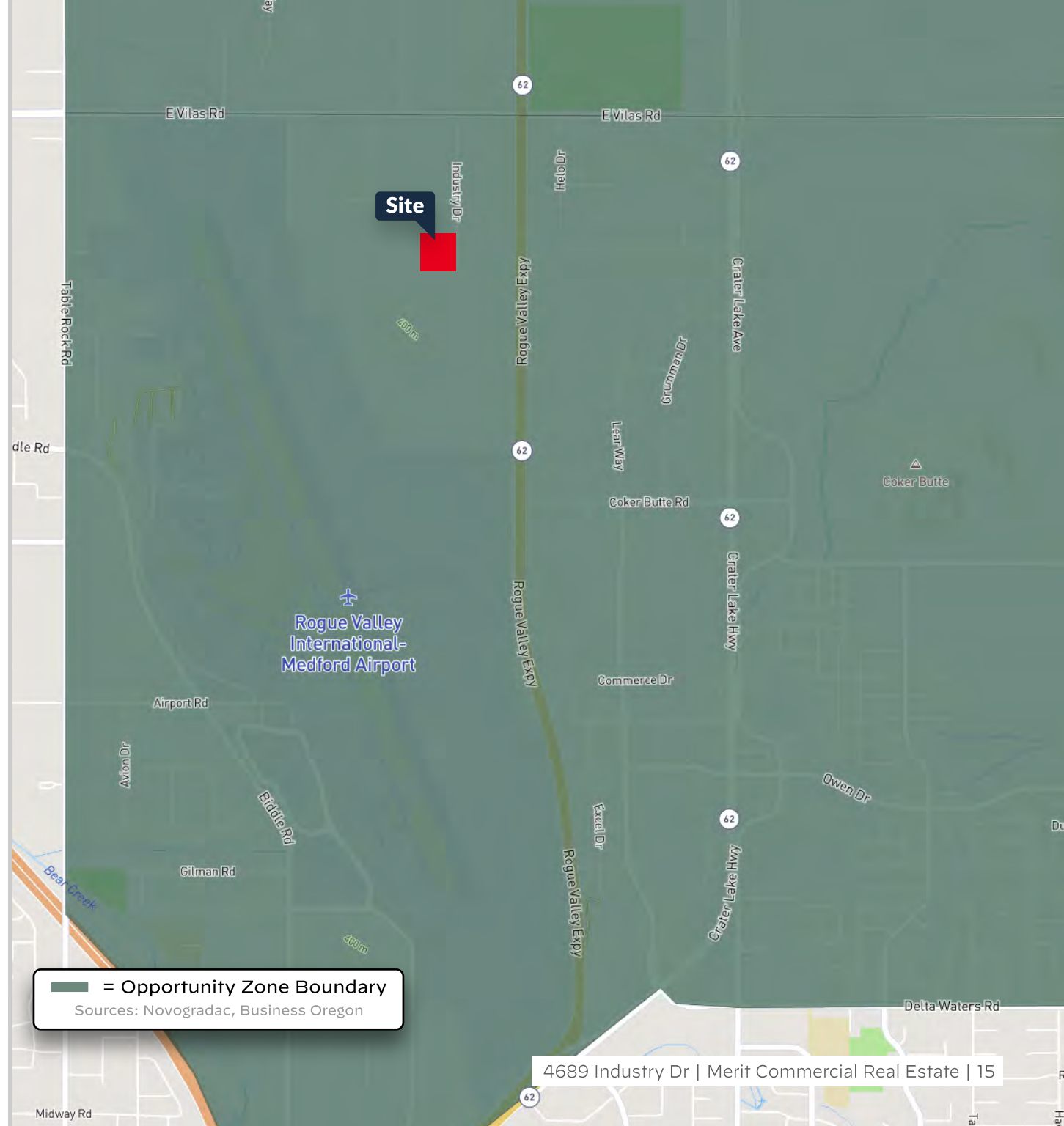
- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance

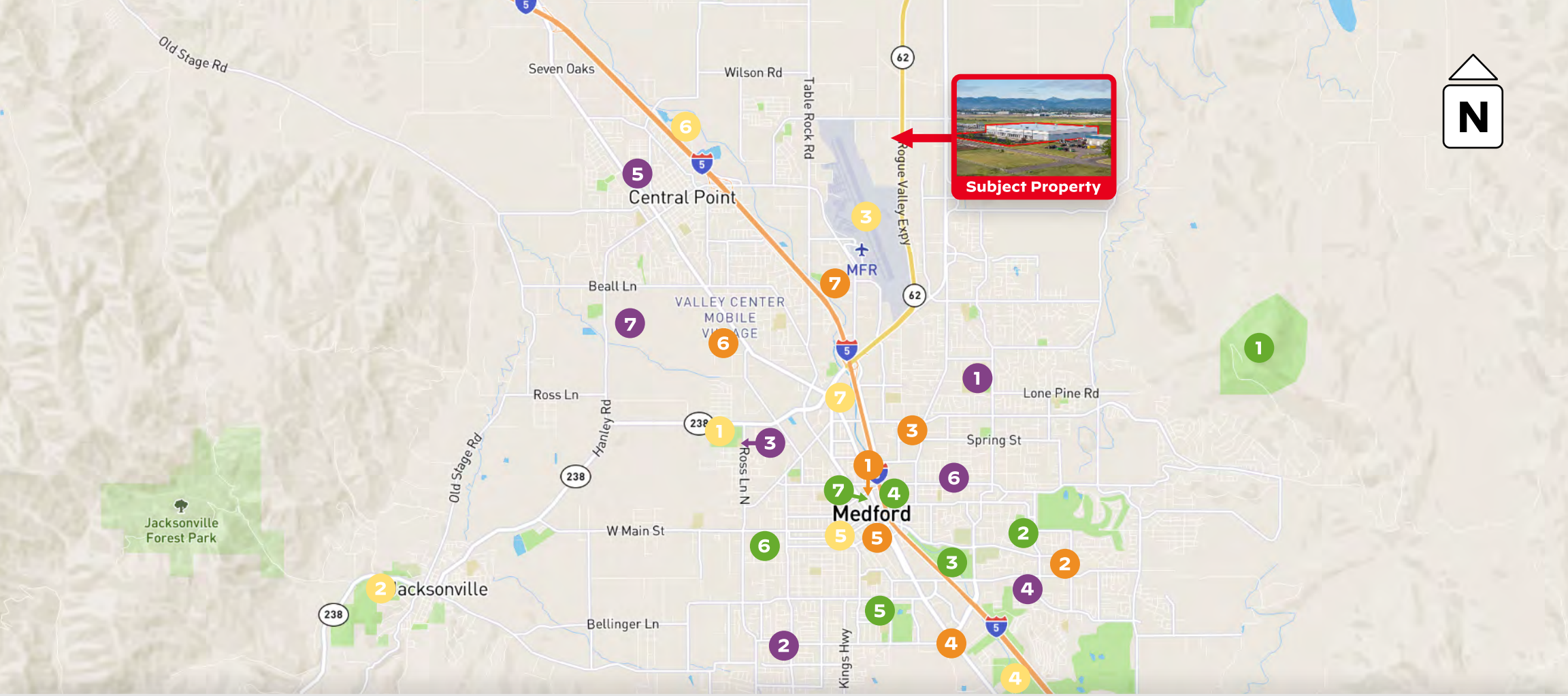
Opportunity Zones

4689 Industry Drive is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 4689 Industry Drive, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation would not apply. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.





Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

Schools

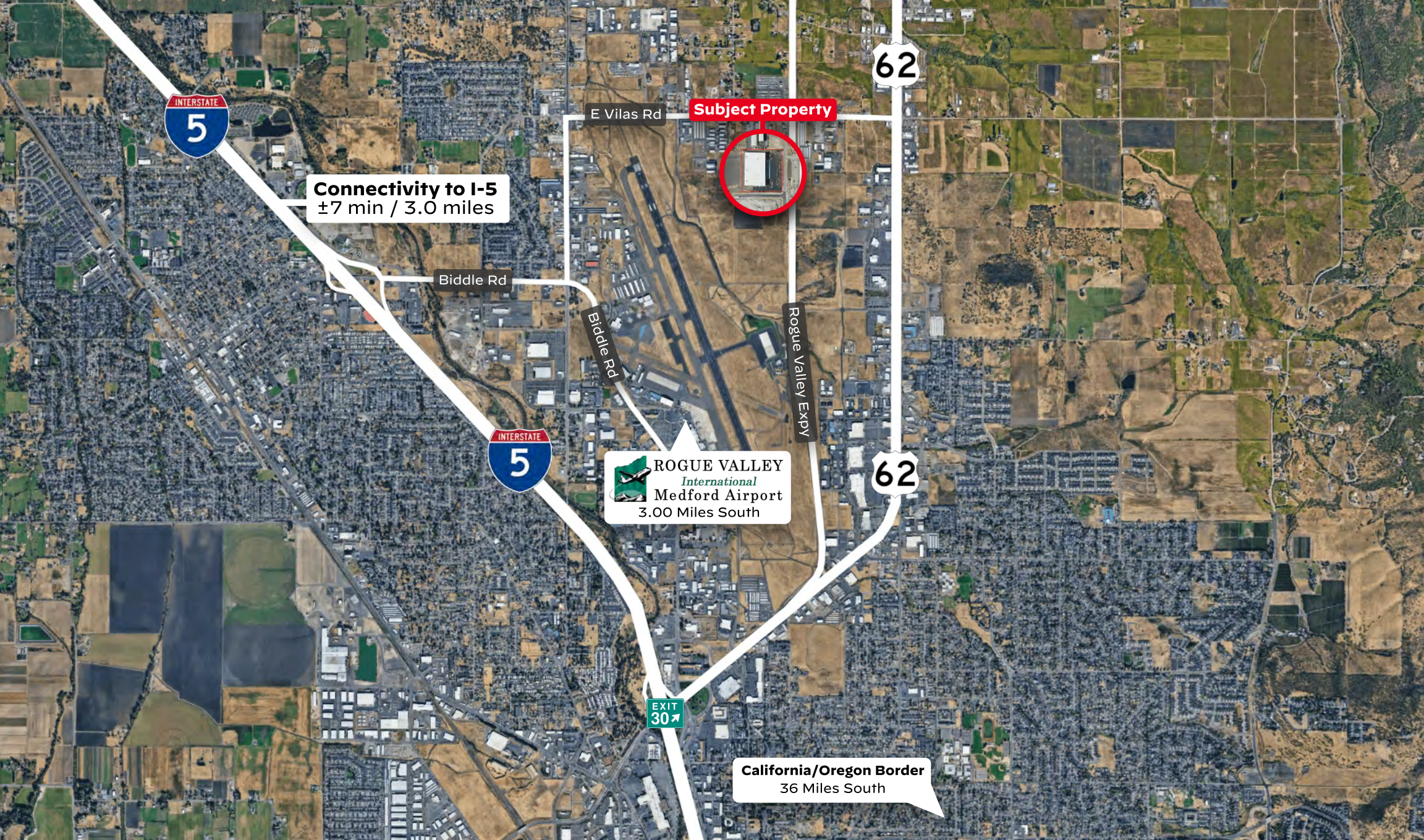
- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Crater High School
- 6 Hedrick Middle School
- 7 McLoughlin Middle School

Major Employers

- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall



Connectivity to I-5
±7 min / 3.0 miles

E Vilas Rd

Subject Property




Biddle Rd

Biddle Rd

Rogue Valley Expy

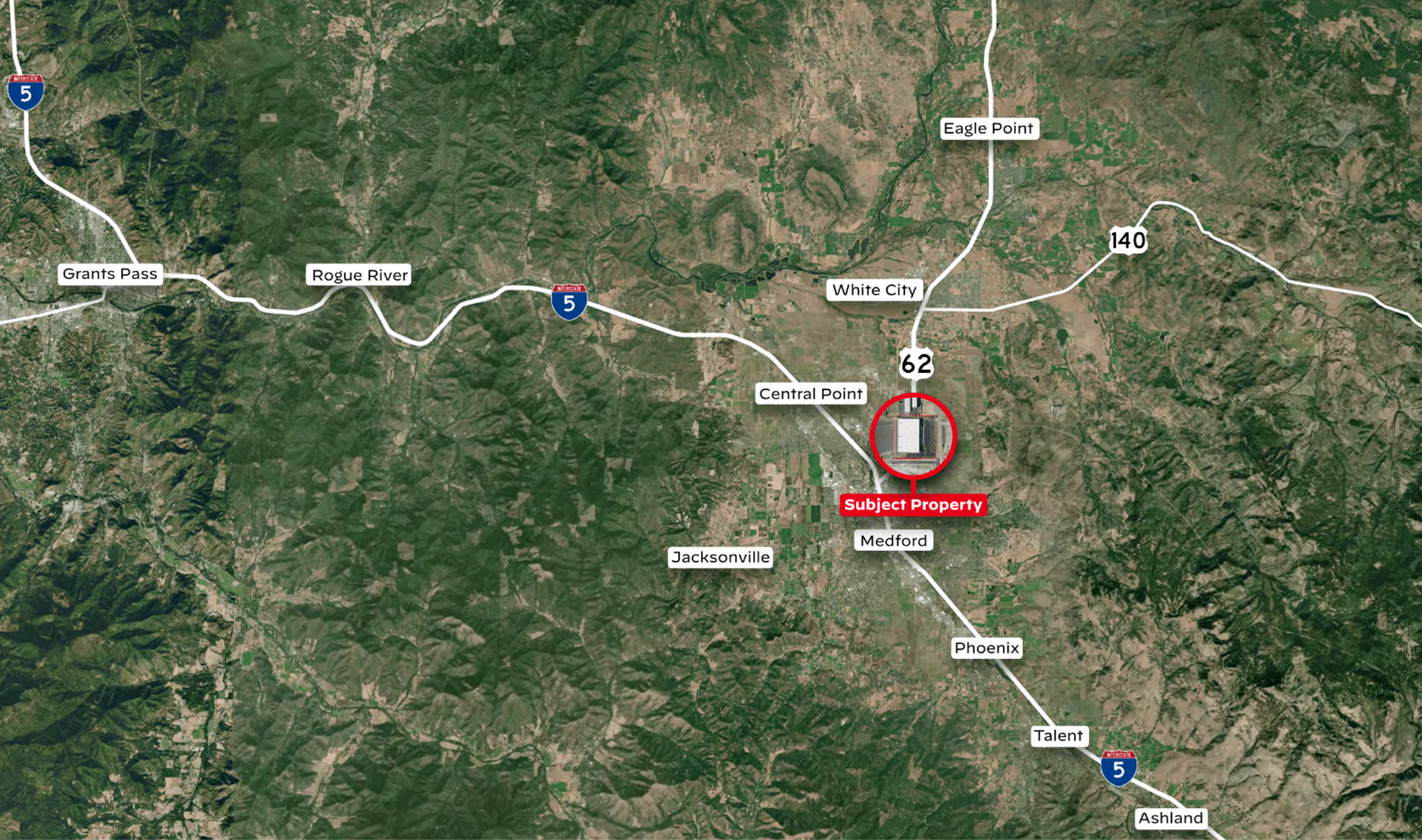


 **ROGUE VALLEY**
International
Medford Airport
3.00 Miles South



California/Oregon Border
36 Miles South

Transportation Map



Region Map - Rogue Valley



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR | History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 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.

Overall, Medford is a city that 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.





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

4689 Industry Drive 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. Reasonable notice required for any tours.

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 \$0.85/SF/Mo (\$10.20/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.

Scott King

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d: (541) 944-9967
caspian@merit-commercial.com



Additional Buyer/Tenant Resources



Systems & Infrastructure Inventory

1. Electrical / Utility

PacifiCorp electrical service meter: Aclara kV2c meter serving 277/480V Wye electrical service.

Pad-mounted utility transformer: Howard Industries three-phase transformer; 300 kVA, 12,470GRDY/7,200V primary, 480Y/277V secondary, 4.4% impedance, oil-filled, 220 gal., 4,298 lbs., manufactured 01/2016.

Schneider Square D main panel: HCM series rated for 600A, 480Y/277V, three-phase, four-wire.

(4) Square D distribution panelboards: NQ series; 200A, 208Y/120V, three-phase, four-wire. 3 panels in elec. room, one in IT room.

Dry-type step-down transformers: Two HPS Sentinel G transformers, model SG3A0075KB; each 75 kVA, three-phase, 480V primary / 208Y/120V secondary, 4.8% impedance, aluminum windings.

Additional Square D cabinet enclosure: Model NC50S, Type 1 enclosure for NQ or NF equipment.

Industrial charger monitoring device: Several PowerHouse Eco-Tec industrial high-frequency battery chargers located in building, but not installed. 8 Leviton NEMA L16-20R twist-lock electrical receptacles serving forklift stations.

2. Fire Sprinkler / Fire Pump / Life Safety

Wet-pipe ESFR warehouse sprinkler system: Designed for rubber tire storage; posted plans indicate 12 ESFR sprinklers at 52 PSI, K-16.8, 250 GPM hose allowance, and 1,500 GPM at 90 PSI electric fire pump supply.

Electric fire pump assembly: Horizontal split-case fire pump installation serving the sprinkler system.

Fire alarm control panel: Notifier by Honeywell NFW2-100.

Fire pump electric motor: Baldor Reliance fire pump motor, catalog FPM2555TS; 100 HP, 230/460V, three-phase, 60 Hz, 1,775 RPM, frame 404TS.

Electric fire pump controller: Firetrol controller, catalog FTA1930-AM100B; 100 HP, 440-480V, three-phase, 60 Hz, maximum system pressure 300 PSI.

Jockey pump control panel: Patterson model

FPJPC2360460 / R0015044; 2 HP, 460V, three-phase, 60 Hz, 3.4A FLA, NEMA 3R enclosure.

Jockey pump motor: AMT commercial-duty pump motor; 2 HP, 3,450 RPM, 208-230/460V, three-phase, 60 Hz.

Sprinkler riser / valve assembly: Tyco CV-1FR swing check valve, apparently 6 in. / DN 150, rated 300 PSI / 16 bar.

Valve supervisory / flow-control device: Tyco BFV-300 grooved valve supervisory switch assembly, rated 300 PSI / 20 bar.

Exterior fire pump test header manifold: Six-valve test header mounted on exterior wall.

Remote fire alarm annunciator: Notifier by Honeywell wall-mounted annunciator.

Fire alarm power supply / charger: Altronix LPS5C12X; 115VAC input, 12VDC output at 3.5A total.

Fire alarm initiating/notification devices: Notifier manual pull station and warehouse high-bay horn/strobe notification appliances are visible throughout building.

Eye wash station: Plumbed combination emergency eyewash and safety shower station located in warehouse.

3. Telecom. / Security / Low Voltage

IT / Telecom Room: Dedicated networking room located in office area.

Fiber optic internet service: CenturyLink supplied fiber optic service providing internet and data for PoE surveillance cameras.

Carrier Ethernet platform: Overture Networks, Overture 1400, part no. 0460-9000.

UPS / backup power unit: Tripp Lite SMART1500RM2U; 1,500 VA / 1,350 W, 120V input/output.

Security / intrusion alarm keypad: Honeywell keypad with Johnson Controls service.

Security/access-control equipment wall: Johnson Controls cabinet, multiple power-supply enclosures and associated low-voltage controls.

Resideo low-voltage comm./security device: Wall-mounted Resideo enclosure; specific function/model not readable.

Temperature monitoring device: Temp Alert analog wall-mounted temperature indicator.

4. Ventilation / Mechanical / Plumbing

High-volume low-speed warehouse ceiling fan: Two large six-blade HVLS fan.

HVAC: 2 packaged RTUs serving office area. Multiple large roof-mounted upblast exhaust fan (exact models or specs not verified)

Exhaust fan controls: Multiple Greenheck SmartStart motor starter/control cabinets throughout warehouse.

Commercial tank-type water heater: A.O. Smith model BTH 120 200 gas-fired 60 gallon water heater with expansion tank; build date 05/11/2016. Equipment bears AHRI, UL, and CSA certification markings. Seismic straps and proper drainpan/lines appear to be installed (buyer to verify).

Natural gas meter: Elster American Meter AL-1000; 25 PSI MAOP, rated for 1,000 CFH at 1/2 in. Natural gas supplied by Avista Utilities.

Misc: Janitorial closet, sink, and wash and drain station located near office area. Elkay bi-level wall-mounted refrigerated drinking fountain installed in office. Small Mesa Safe Co commercial security floor safe in office.

5. Loading / Industrial Equipment

Loading docks: 16 commercial sectional vertical-lift Serco Entrematic dock-high doors. 4 interior levelers installed. WeatherAll weather-seals installed on all dock doors.

Drive-In Door: 12'w by 14'h drive-in door located in northeast corner of warehouse. Paved exterior driveway leading to drive-in.

Interior Storage/Racking: 1 large metal compartment shelving system ideal for small product order staging or tool storage installed on south wall. No racking currently installed, but slab previously had significant number of storage racks installed.

Disclosure: Merit Commercial Real Estate assumes no liability for any inaccuracies; information is provided from sources deemed reliable, but is not guaranteed. Buyer is responsible for verifying all specs, models, functions, conditions, usability, and all other components of the Property. This inventory does not guarantee any items mentioned are included with the purchase of the Property, and is subject to change at any time without notice.

M 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..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.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**, diamonddwelding.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**, wintersselectric.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

M 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**, naturelandscapedfordoregon.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**, terralandscapeandconstruction.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
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- 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

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