

# SABROSO QUEST BUILDING

Medford, Oregon

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© Naumes Properties LLC  
Affiliate of Naumes, Inc.  
P.O. Box 996 • 2 Barnett Road • Medford, OR 97501  
Phone 541.772.6268 • Fax 541.772.2135

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# PROPERTY PROFILE

Property Name: **SABROSO QUEST BUILDING**

Property Location: 619 S. Fir Street  
Medford, Oregon

Owner: Owned by Naumes Properties LLC and leased to Sabroso  
(see lease information attached)

Acreage: Total Lot Size: **.91± acres**

Buildings: This property includes a total of **21,405± square feet** of building space as follows:

**10,893± sq ft Multi-Purpose Building built in 1989 containing the following areas:**

- 4,200 sq ft Dry Storage
- 1,650 sq ft Chill Storage
- 1,650 sq ft Freezer Storage
- 1,131 sq ft Maintenance Shop
- 2,262 sq ft Office (2 floors @ 1,131 sq ft each)

**10,512± sq ft Original Building as follows:**

- 7,512 sq ft Ground Floor
- 3,000 sq ft Second Floor (1,500 sq ft is unusable)

Zoning: I-G (General Industry)

Map & Tax Lot: 37-1W-30CD Tax Lot #101

Tax Account: 1-037463-2

2009 Tax: \$20,460

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Utilities: The property is served by all the normally available utilities in the area, including domestic water, sewer and electricity.

Environmental: No known environmental hazards are located on the property. Surrounding area is situated in a mix of industrial and commercial development.

Exceptions: No covenants or restrictions. Request title report for information on general exceptions and utility easements.

Best Use: The highest and best use is for continued operations consistent with the current zoning and surrounding land use.

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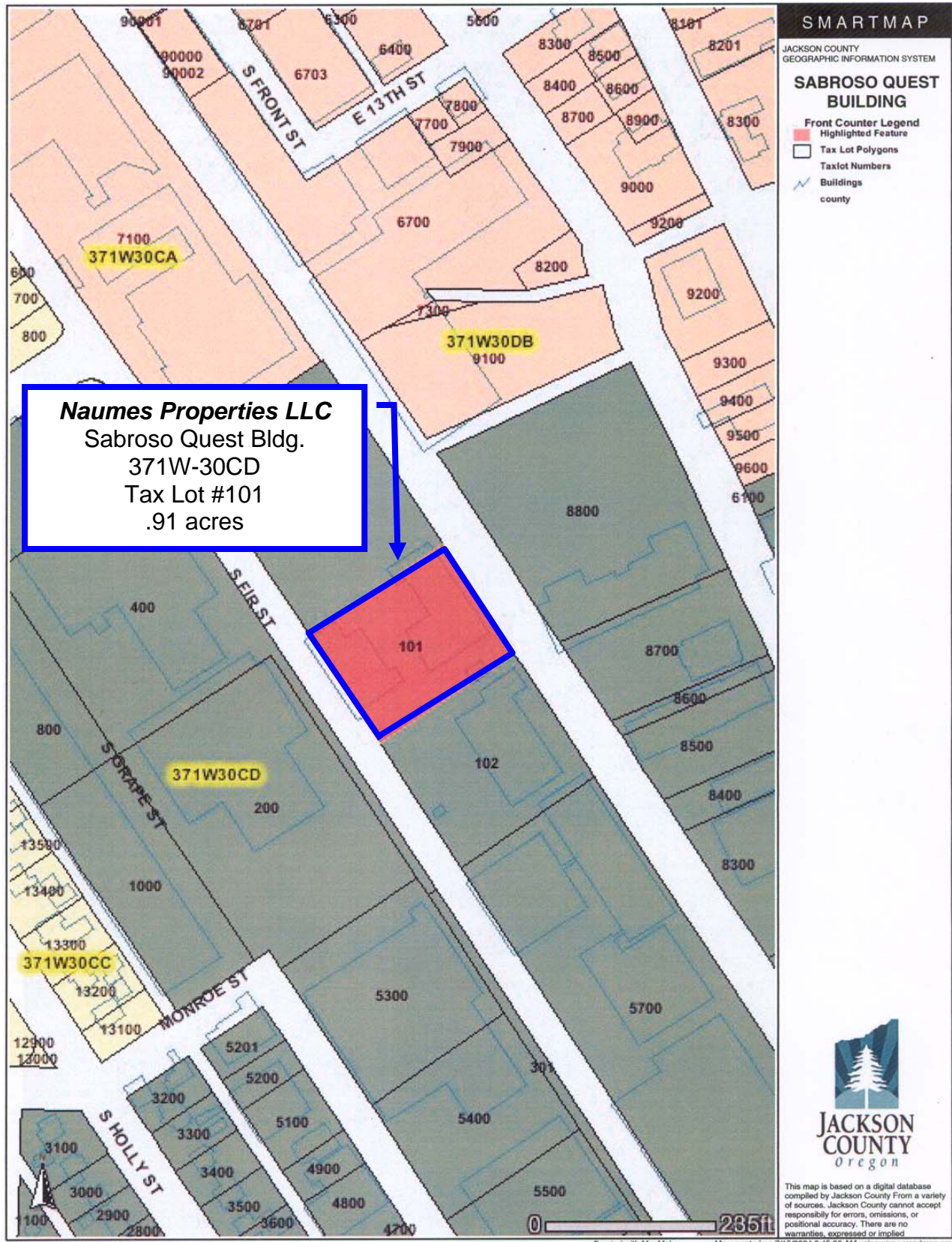
### **LEASE FOR SABROSO QUEST BUILDING** **619 S. Fir Street – Medford, Oregon**

Lessee:	Sabroso Company P.O. Box 129 Medford, OR 97501
Lessor:	Naumes Properties LLC P.O. Box 996 Medford, OR 97501
Original Rent:	\$8,400.00/mo
Start Date:	December 1, 1999
Current Rent:	<b>\$10,797.22 per month</b>
Lease Term:	Initial term expires November 30, 2009; tenant exercised first of two 5-year renewal options; first option term expires November 30, 2014
CPI Adjustments:	Annual CPI (December)
Right of First Refusal:	None
Lessee Responsibility:	Repairs and alterations with prior approval; utilities, personal property tax, real property tax and liability insurance
Lessor Responsibility:	Fire insurance on real property



# PROPERTY PROFILE

Property Name: **SABROSO QUEST BUILDING – COUNTY ASSESSOR’S MAP**



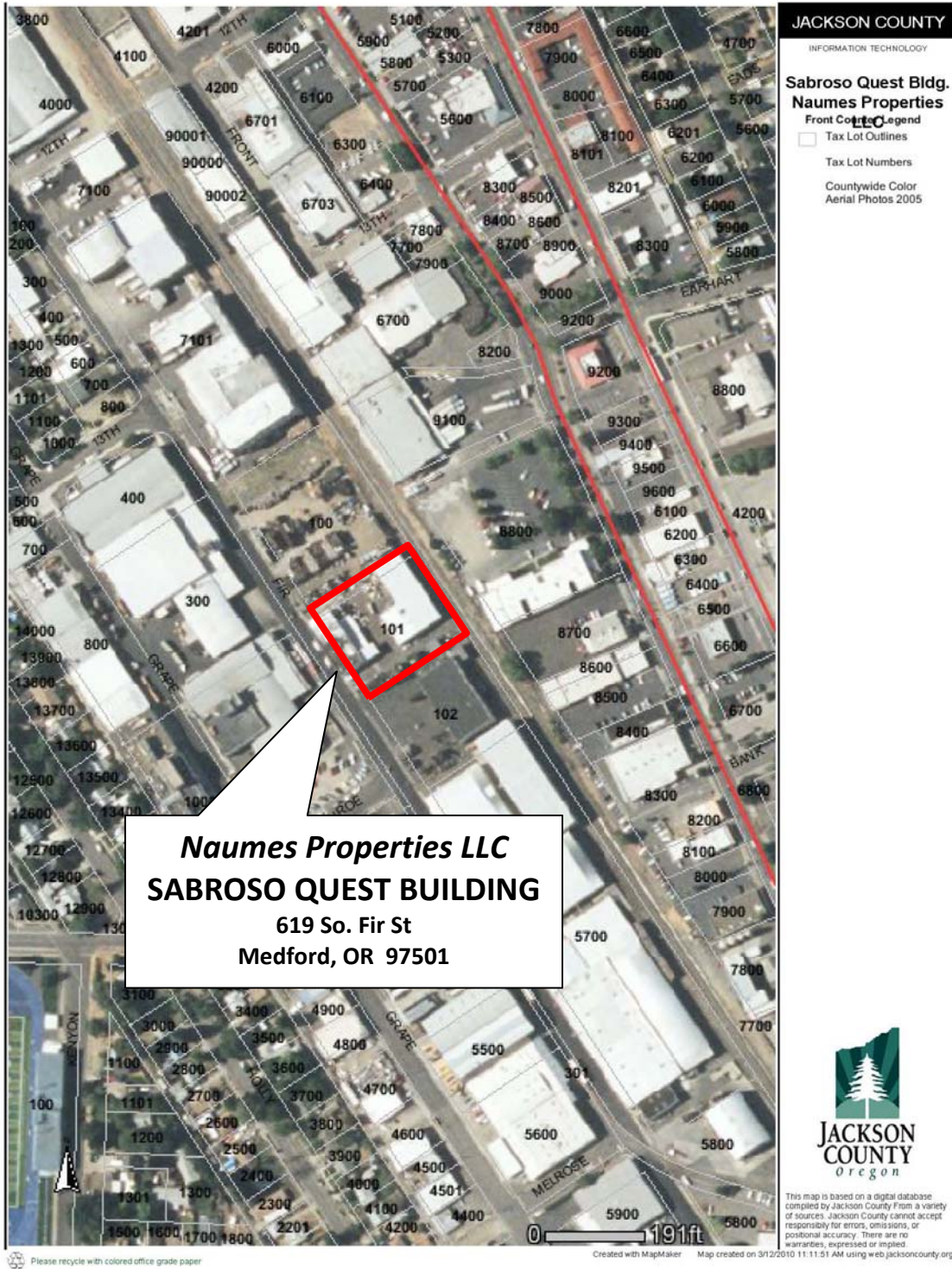
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March 2010

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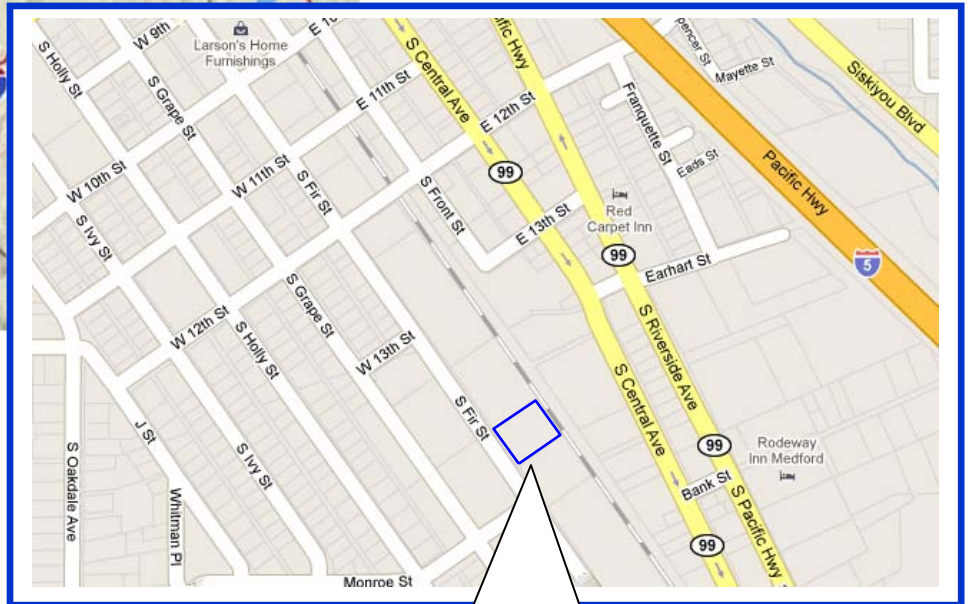
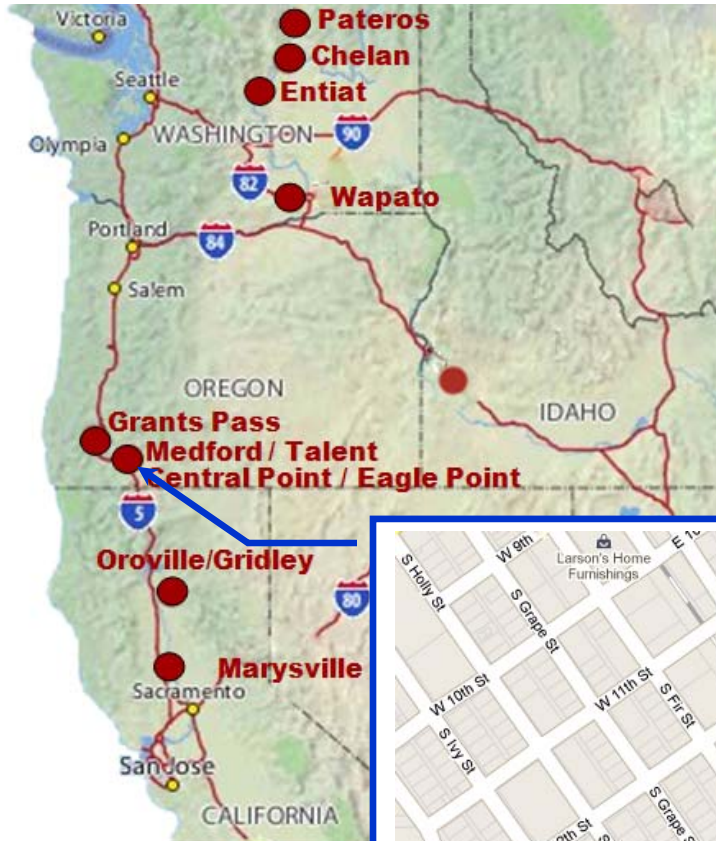
## SABROSO QUEST BUILDING - Photographs



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## NAUMES PROPERTIES - Real Property Location Map



**Naumes Properties LLC**  
**SABROSO QUEST BUILDING**  
619 So. Fir St  
Medford, OR 97501

