

CANNERY COMPLEX

South Central Avenue and E. 13th Street / Front Street
Medford, Oregon

LOCATED IN AN ENTERPRISE AND E-COMMERCE ZONE

FOR SALE

CONTACT: Robert Boggess

PHONE: (541) 608-1732

FAX: (541) 772-2135

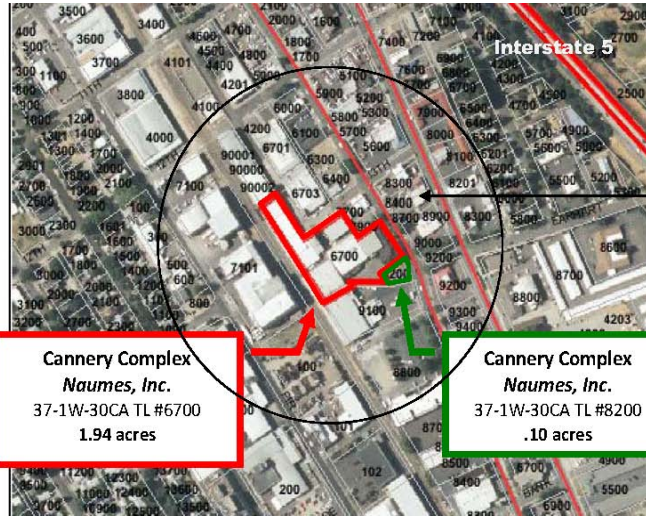
EMAIL: rboggess@naumes.com

- 19,000± sq ft Cold Storage
- Vehicle Shop / Office
- Equipment Storage
- Zoned Commercial and General Industry
- Located in the Enterprise Zone of the City of Medford

Buildings: 58,100± Sq Ft

Land Area: 2.04± Acres

Total Bin Capacity: 4,690±



LOCATED IN THE CITY OF MEDFORD ENTERPRISE ZONE



Information contained above has been obtained from reliable resources and is believed to be accurate but is not warranted as to accuracy and may change without notice. It is your responsibility to verify its accuracy and completeness. Seller recommends purchaser's independent investigation.

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Naumes, Inc.
P.O. Box 996
Medford, Oregon 97501
Tel. 541.608.1732
www.naumesinc.com

CANNERY COMPLEX

South Central, 13th & Front Streets
Medford, Oregon

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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: **CANNERY COMPLEX**

Property Location: Front Street, East 13th Street and South Central Avenue
Medford, Jackson County, Oregon

- *Located on the edge of downtown central Medford, approximately 1 mile west of I-5 (South Interchange)*

Owner: Naumes, Inc.

Size: **2.04± Total Acres**
Approx. 58,100± square feet of building space as follows:

- 19,000 sq ft Cold Storage
- 12,600 sq ft Vehicle Shop
- 6,400 sq ft Box Storage
- 20,100 sq ft Warehouse & Equipment Storage

Zoning: IG – General Industry
CH – Heavy Commercial

Enterprise Zone: This property is included in the Enterprise Zone and Electronic Commerce Overlay for the City of Medford, where qualifying businesses may be eligible to receive tax exemptions on capital improvements. Refer to the Southern Oregon Regional Economic Development (SORED) website for more information about other incentives and benefits. See also the Enterprise Zone Map attached.

<http://www.soredi.org/Page.asp?NavID=334>

Truck Facilities: Barnett Road and Central Avenue are classified as RTP – Designated Freight Routes by the City of Medford

Map & Tax Lots: 37-1W-30CA Tax Lot #6700 (2.00 ac)
37-1W-30CA Tax Lot #8200 (0.12 ac)

PROPERTY PROFILE

Property Name: **CANNERY COMPLEX**

Tax Accounts: 1-037194-3 (TL #6700)
1-037201-3 (TL #8200)

2013 Tax: \$9,598.87

Utilities: The property is served by all the normally available utilities in the area including water, electricity, sanitary sewer, storm sewer, natural gas, telephone and fiber optics.

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 use and/or redevelopment of mixed use to include enterprise and e-commerce, agricultural services, contractors, manufacturing, warehousing, wholesale trade, business services, business office, communication services, retail, restaurants, hotels and personal services.

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

Buildings & Personal Property:

This property includes the following structures and equipment:

1. **12,000± sq ft Cold Storage** (Rooms 11 & 12): concrete foundation, concrete block walls, wood frame comp barrel roof, 22' eaves, plywood interior, fiberglass insulation, fire control sprinkler system
(#11 – 1,456 bins. #12 – 1,470 bins)

2,926

Equipment:

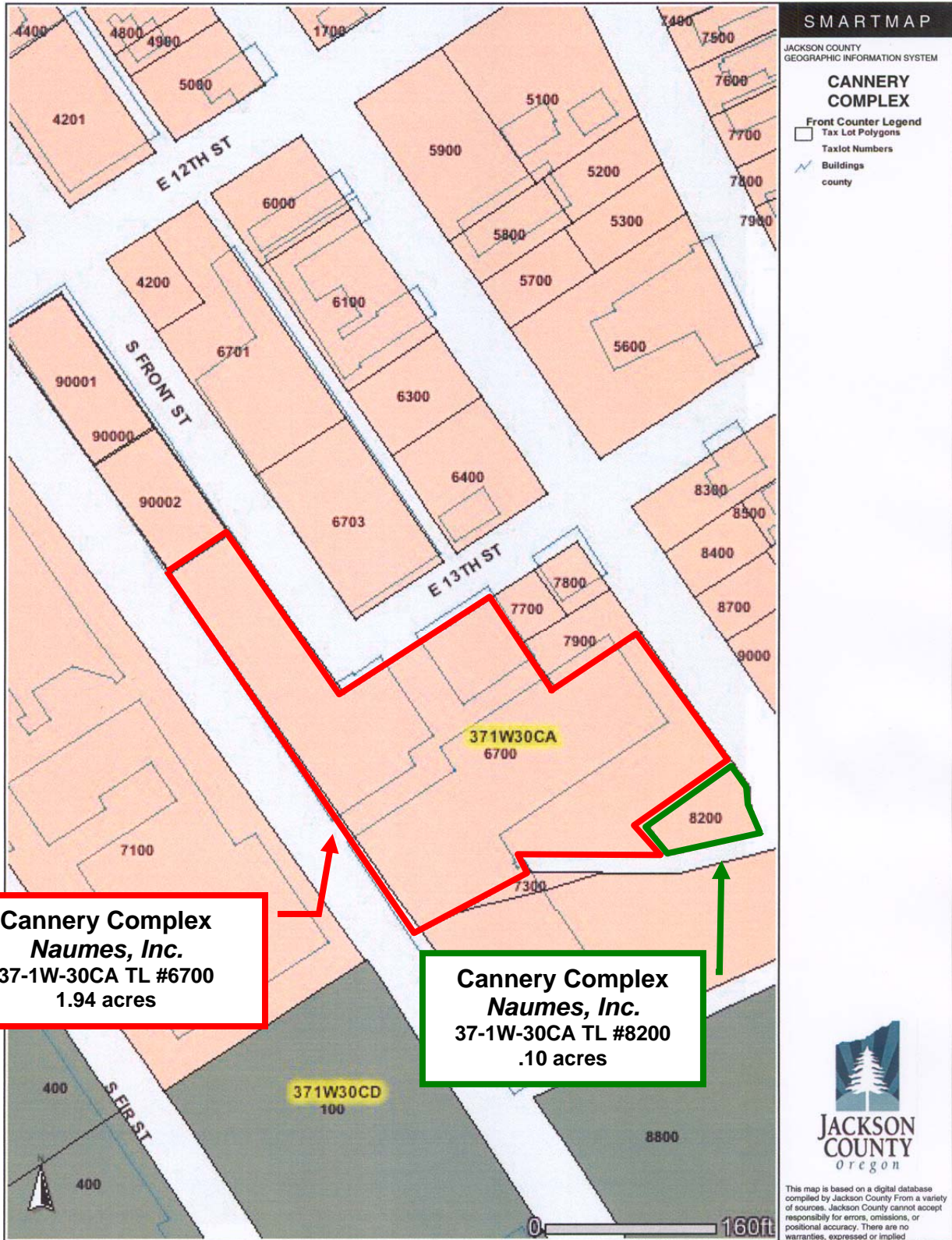
- 4 evaporators, 16 fans each
- 4 – 40 HP carrier compressors, roof mount

Bin Capacity:



PROPERTY PROFILE

Property Name: **CANNERY COMPLEX – COUNTY ASSESSOR'S MAP**



Please recycle with colored office grade paper

Created with MapMaker

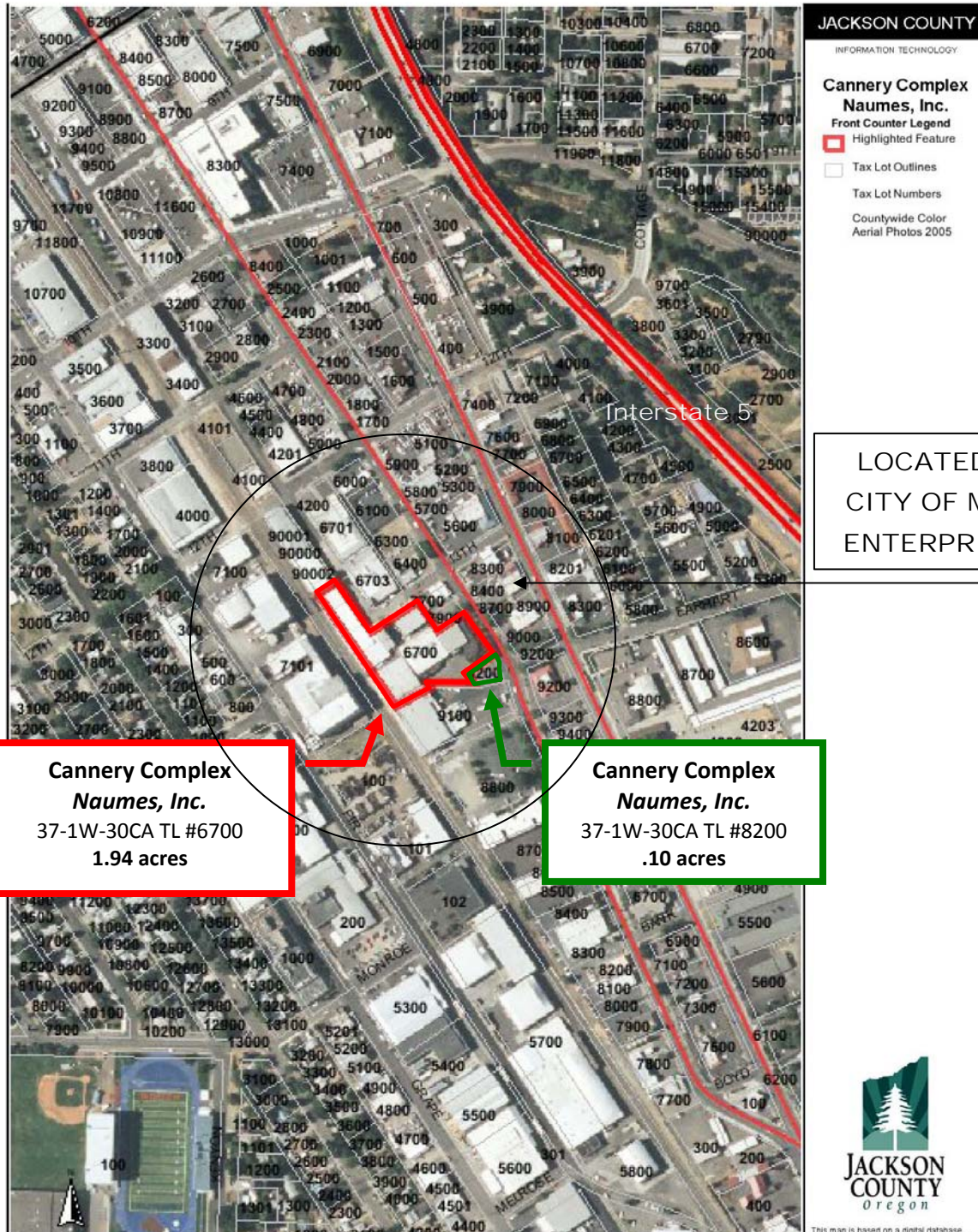
Map created on 7/19/2004 3:58:10 PM using www.smartmap.org



November 2013

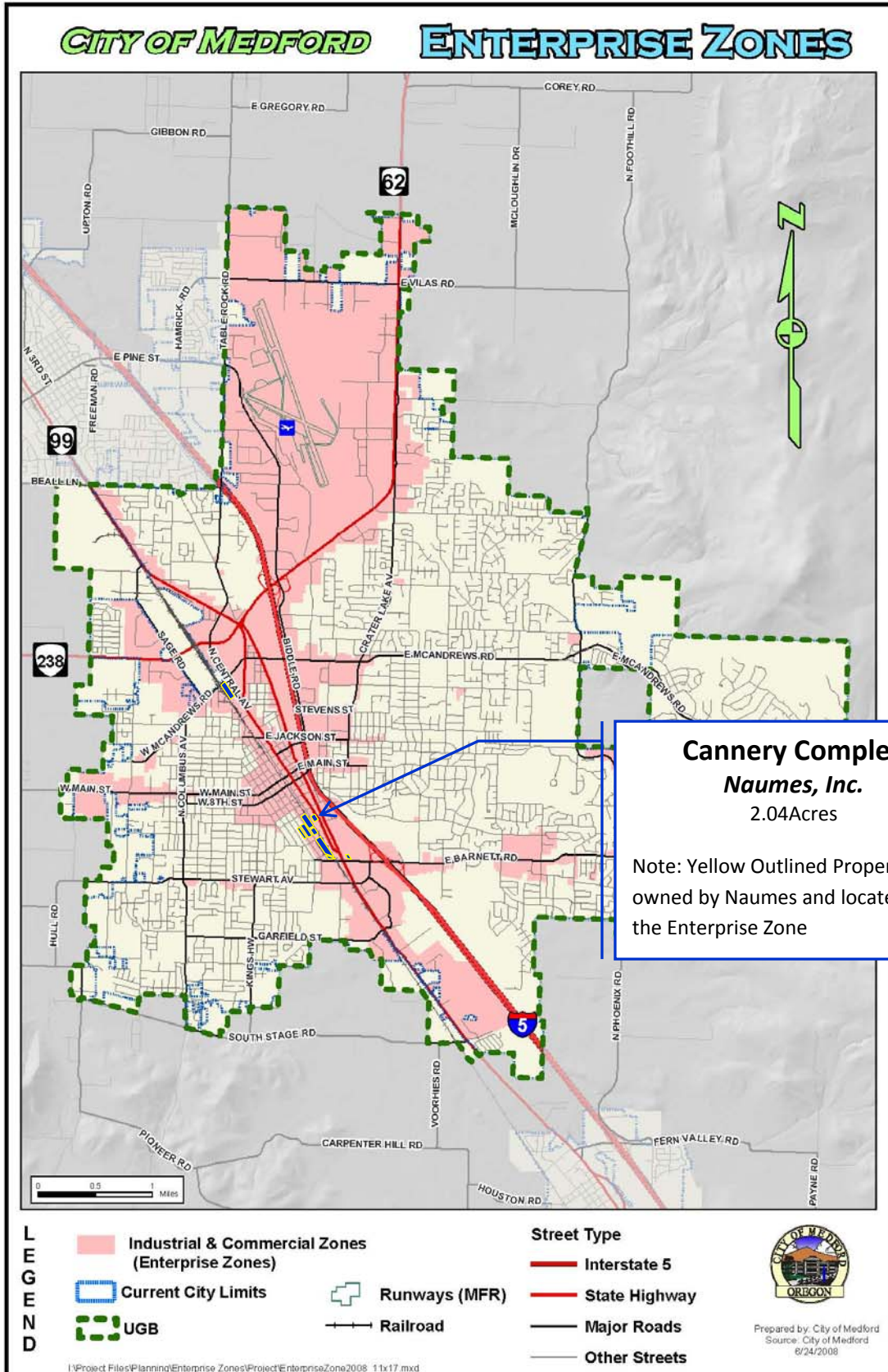
PROPERTY PROFILE

Property Name: **CANNERY COMPLEX – AERIAL MAP**



PROPERTY PROFILE

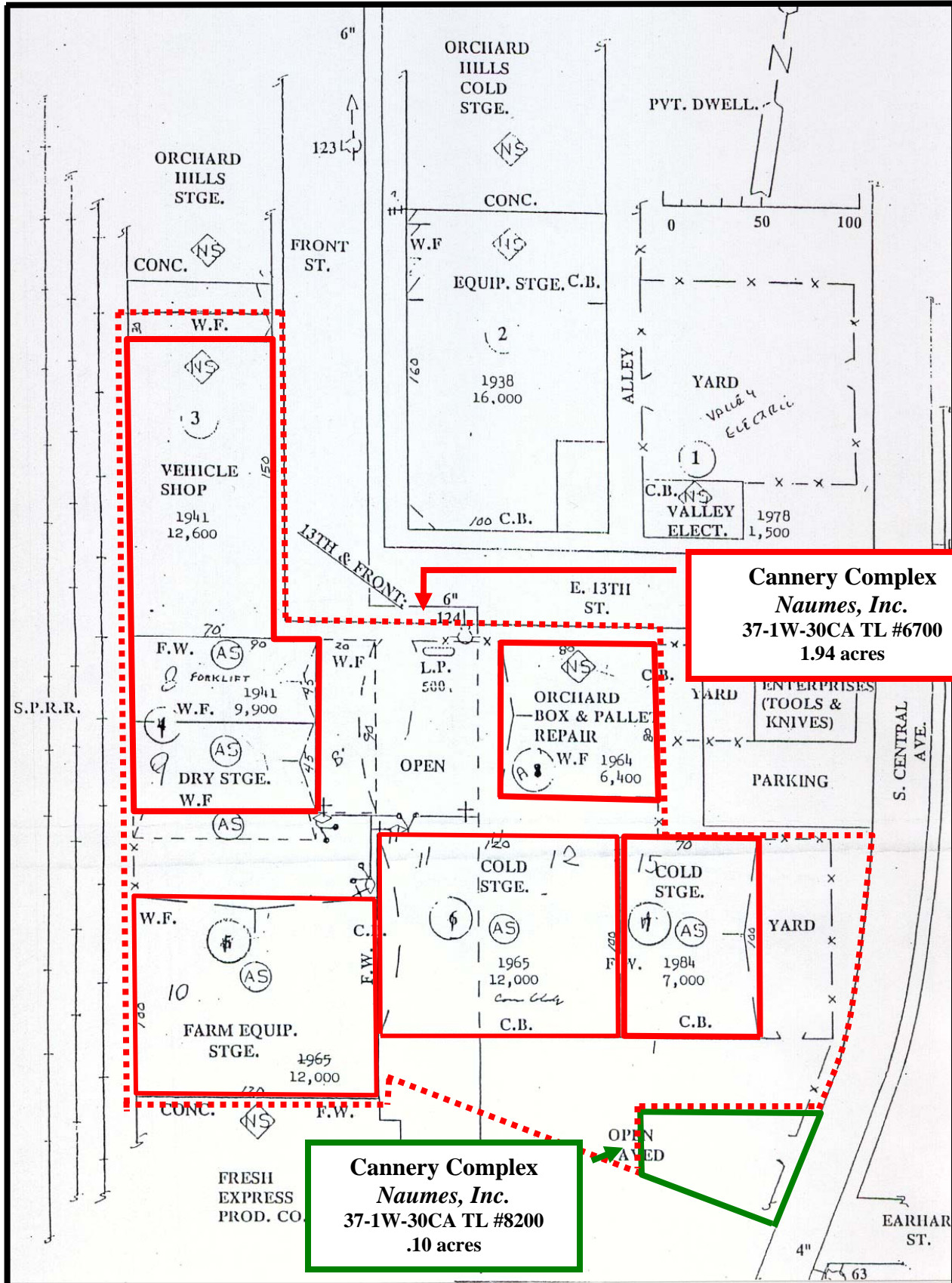
CANNERY COMPLEX – Enterprise Zone Designation



PROPERTY PROFILE

Property Name: **CANNERY COMPLEX – NAUMES, INC.**

Building Layout and Lot Outline



PROPERTY PROFILE

Property Name: **CANNERY COMPLEX**



PROPERTY PROFILE

Property Name: **CANNERY COMPLEX**

NAUMES INC - Real Property Location Map

