

NAUMES CORPORATE OFFICE

INVESTMENT

2 West Barnett Road
Medford, Oregon

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- **8,668 Sq Ft Office Building**
- **Built in 1985**
- **Situated on 1.02 Acres**
- **11 Private Offices**
- **18 Cubicle Work Spaces**
- **1 Private Conference Room**
- **Open Lobby with Decorative Fountain**
- **Covered Entrance (*Porte Cochere*)**
- **Internal Network Infrastructure and Security Alarm System**
- **37 Marked Parking Spaces with Additional Open Parking and Landscape**
- **Zoned General Industry**
- **Located 1 Mile from new I-5 South Interchange (*Designated Freight Route*)**



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.

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NAUMES, INC. CORPORATE OFFICE

2 West Barnett Road
Medford, Oregon

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PROPERTY PROFILE

Property Name: **NAUMES CORPORATE OFFICE**

Property Location: 2 West Barnett Road
Medford, Jackson County, Oregon

- *Approximately 1 mile from I-5 (South Interchange); corner of West Barnett and South Fir Street*

Owner: Naumes, Inc.

Size: 1.02 total acres *(southern portion of TL #5800 only)*

- 8,668 sq ft office building
- Parking lot and landscape

Zoning: IG – General Industry

Tax Lot: 37-1W-31AB TL #1900

(A cold storage building is situated on the northern portion of the tax lot, which is divided by railroad tracks and is not included in this profile. A lot line adjustment will be required prior to any sale.)

2013 Tax: \$3,755.75 *(Estimate for office and associated land on southern portion of Tax Lot #5800. See attached map for details.)*

Tax Account: 1-037525-4

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

Building: This property includes the following structure:

8,668 sq ft Office Building built in 1985, consisting of concrete foundation, exposed aggregate tilt up concrete walls, cedar panel, hardwood trim, electric heat and central AC. Concrete floors with carpet and vinyl cover, 11 private offices, 18 cubicle work spaces, 1 private conference room, 1 open conference area, computer network room, miscellaneous storage rooms, break room and separate restrooms. Reception area in large open lobby with exposed aggregate floor, vaulted skylight ceiling and decorative fountain. Internal network infrastructure and state of the art security alarm system.



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Access and
Parking:

Three entrances into the office parking lot; one entrance off West Barnett Road and two entrances from South Fir Street. Parking on the east side of the building consists of ten marked spaces with one additional marked handicapped space. Also located in the rear of the building are 27 marked spaces, plus additional open parking.

Covered driveway (*Porte Cochere*) in front, which leads into the main lobby via double glass swinging doors. There is one solid door in the rear of the building and one single glass door located on the west side.

Environmental:

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

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 land use.

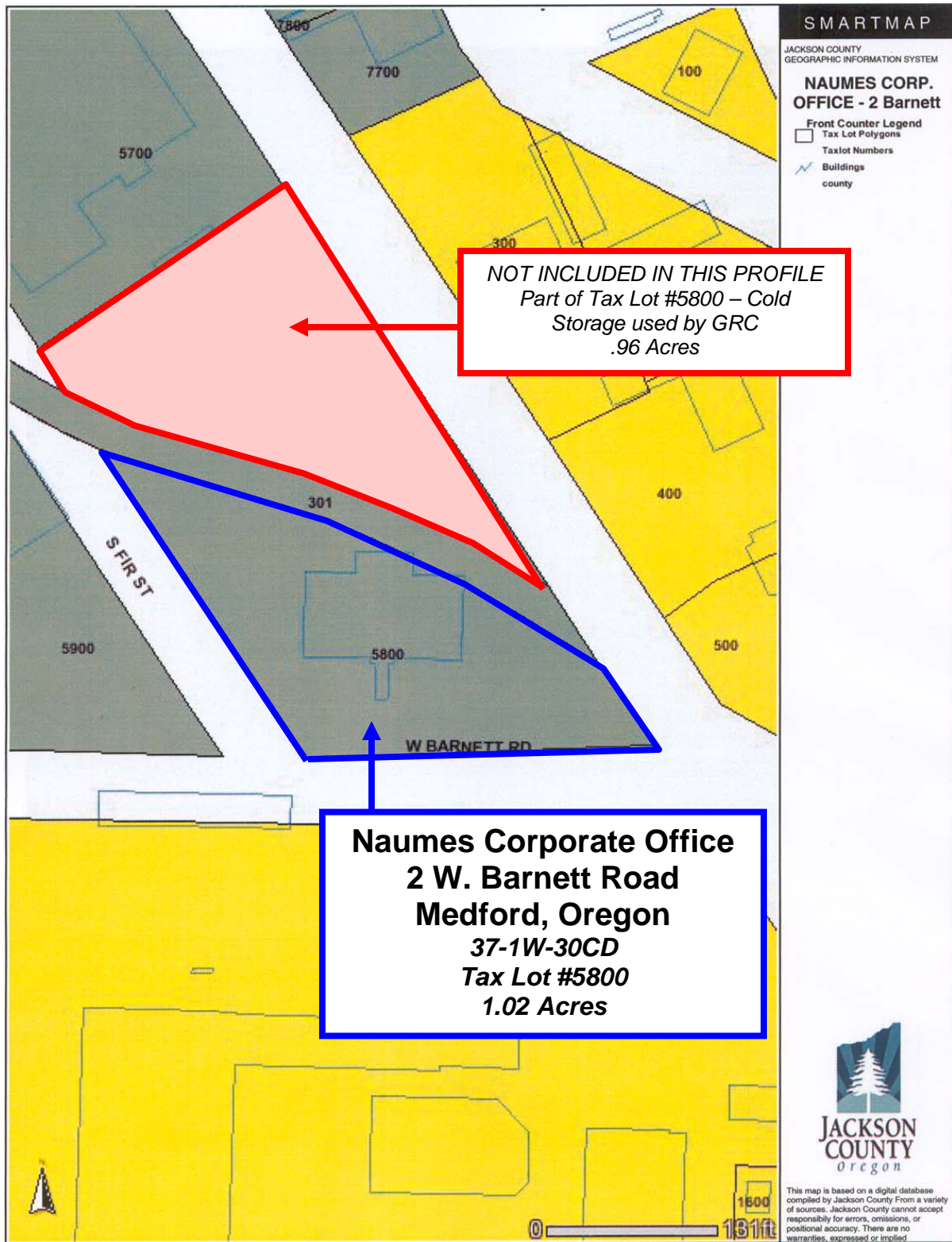
Enterprise
Zone:

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>

PROPERTY PROFILE

Property Name: **NAUMES CORPORATE OFFICE – ASSESSOR’S MAP**



PROPERTY PROFILE

Property Name: **NAUMES CORPORATE OFFICE**

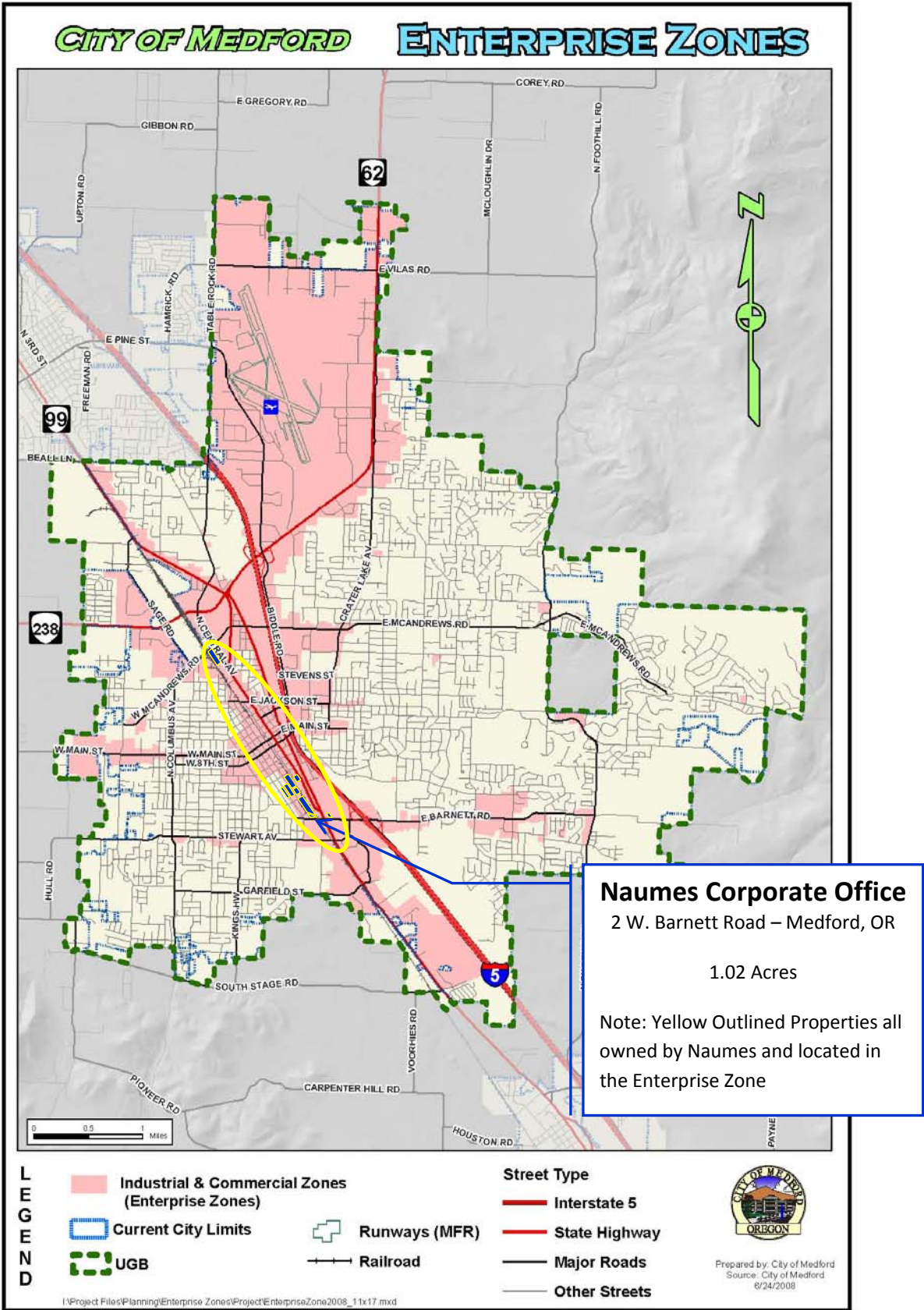
Jackson County Assessor's Aerial Map - 2005



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PROPERTY PROFILE

NAUMES CORPORATE OFFICE – Enterprise Zone Designation



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NAUMES INC. Real Property Location Map

