

---

# SABROSO MAIN (Processing Line Facility)

Medford, Oregon

---

© 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

***NO AGENCY, REPRESENTATION OR COMMISSION***

*This Property Profile is being made available by Naumes to prospective purchasers either directly or through persons asserting representation of such purchasers. Unless this Property Profile is accompanied by a written agreement signed by Naumes, Inc. and Naumes Properties LLC, no person or entity has, or may represent itself as having, any agency, representation or commission agreement with Naumes and Naumes is not obligated in any way to pay a commission, finder's fee, or other compensation in relation to any actual or potential transaction involving the property.*

---



## PROPERTY PROFILE

Property Name: **SABROSO MAIN (PROCESSING LINE FACILITY)**

Property  
Location:

610, 634, 638 & 646 South Grape Street  
Medford, Oregon

Owner:

Owned by Naumes Properties LLC and leased to Sabroso Company (*see lease information attached*)

Acreage:

Total Lot Size: **1.24± acres**

Buildings:

This property includes approximately **33,800± square feet** of building space as follows:

- **12,600± sq ft Warehouse:** Concrete foundation, concrete floor, steel frame (shop 60x90, warehouse 80x90, includes 20x60 office and 30x60 office and parts storage)
- **7,200± sq ft Canopy Packing:** Asphalt floor, steel frame, 18' eave and an additional **4,000 sq ft of Open Area**
- **5,400± sq ft Packing Plant:** Concrete foundation, concrete floor, concrete tilt-up walls, steel frame, 18' eave
- **5,400± sq ft Dry Storage:** Concrete foundation, concrete floor, steel frame, 18' eave
- **3,200± sq ft Canopy Shop:** Asphalt floor, steel frame, 18' eave

Zoning:

I-G (General Industry)

Tax Parcel #1:

37-1W-30CD - Tax Lot #700 (610 S. Grape)  
Tax Account No. 1-037471-1 (.14 acres)

Tax Parcel #2:

37-1W-30CD - Tax Lot #800 (636, 638 & 646 S. Grape)  
Tax Account No. 1-037472-0 (1.10 acres)

2009 Tax:

\$7,657



## PROPERTY PROFILE

Property Name: **SABROSO MAIN (PROCESSING LINE FACILITY)**

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 on the property. Surrounding area is situated in a mix of industrial and commercial development.

Exceptions: 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.

## PROPERTY PROFILE

Property Name: **SABROSO MAIN (PROCESSING LINE FACILITY)**

### LEASE WITH SABROSO

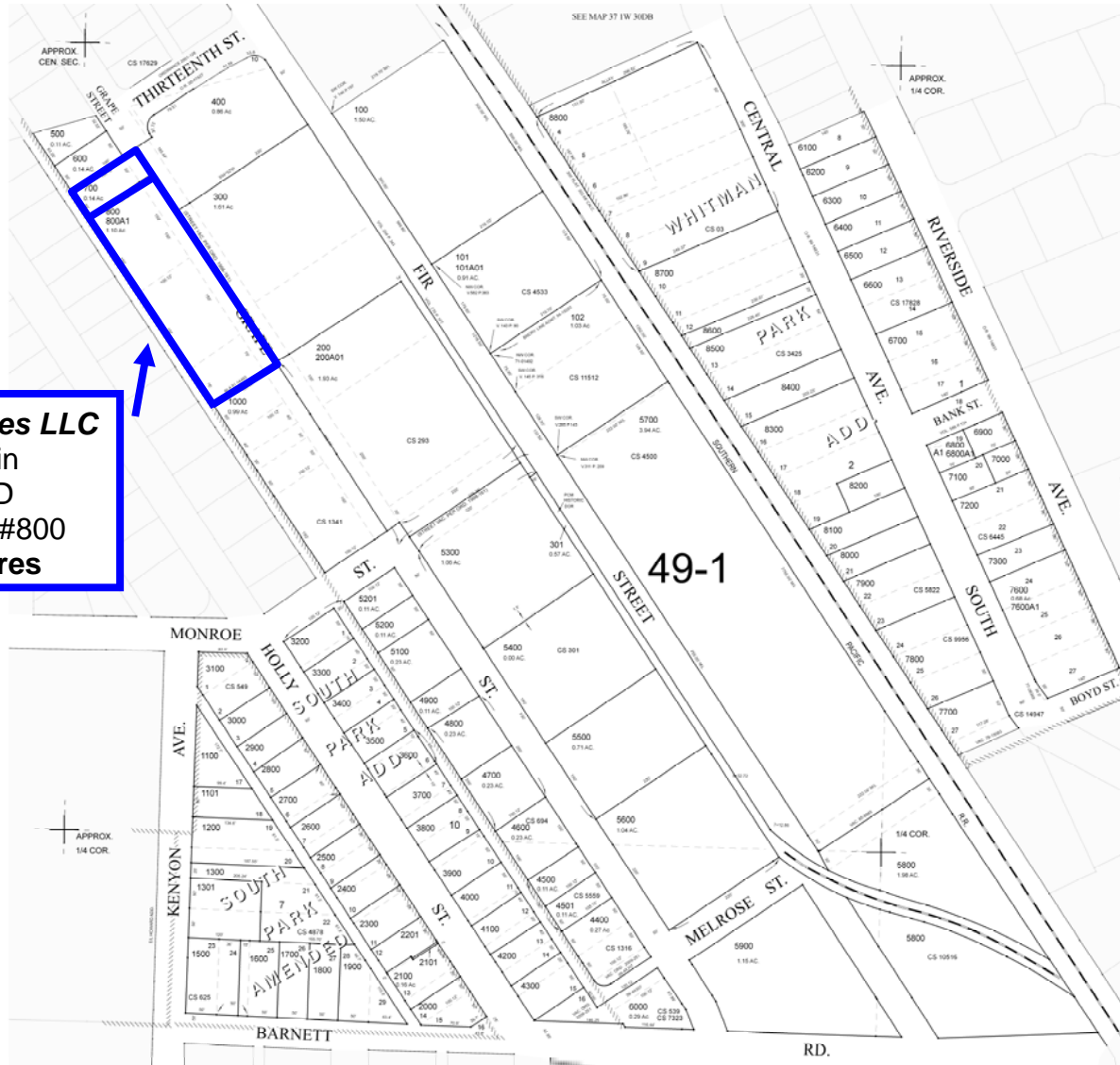
(West Side of Grape Street)

Lessee:	Sabroso Company P.O. Box 129 Medford, OR 97501
Lessor:	Naumes Properties LLC P.O. Box 996 Medford, OR 97501
Original Rent:	\$6,372.00 per month
Start Date:	April 1, 1992
Current Rent:	<b>\$9,263.09 per month</b> ( <i>expected to increase April, 2010</i> )
Lease Term:	Expires March 31, 2011, with 2 options to renew for 5 years each, (2011 to 2016 and 2016 to 2021)
CPI Adjustments:	CPI or 9 percent ( <i>whichever is less</i> ) every 3 years ( <i>Next increase due April - 2013</i> )
First Right of Refusal:	10 day
Lessee Responsibility:	Structural and roof repairs, minor plumbing, electrical; alterations with prior approval; utilities, personal property tax, real property tax, fire insurance and liability insurance
Lessor Responsibility:	Fire insurance on real property



# PROPERTY PROFILE

Property Name: **SABROSO MAIN FACILITY – COUNTY ASSESSOR’S MAP**



**Naumes Properties LLC**  
Sabroso Main  
37-1W-30CD  
Tax Lot #700 & #800  
1.24 Total Acres

49-1

March 2010



# PROPERTY PROFILE

Property Name: **SABROSO MAIN - AERIAL MAP**

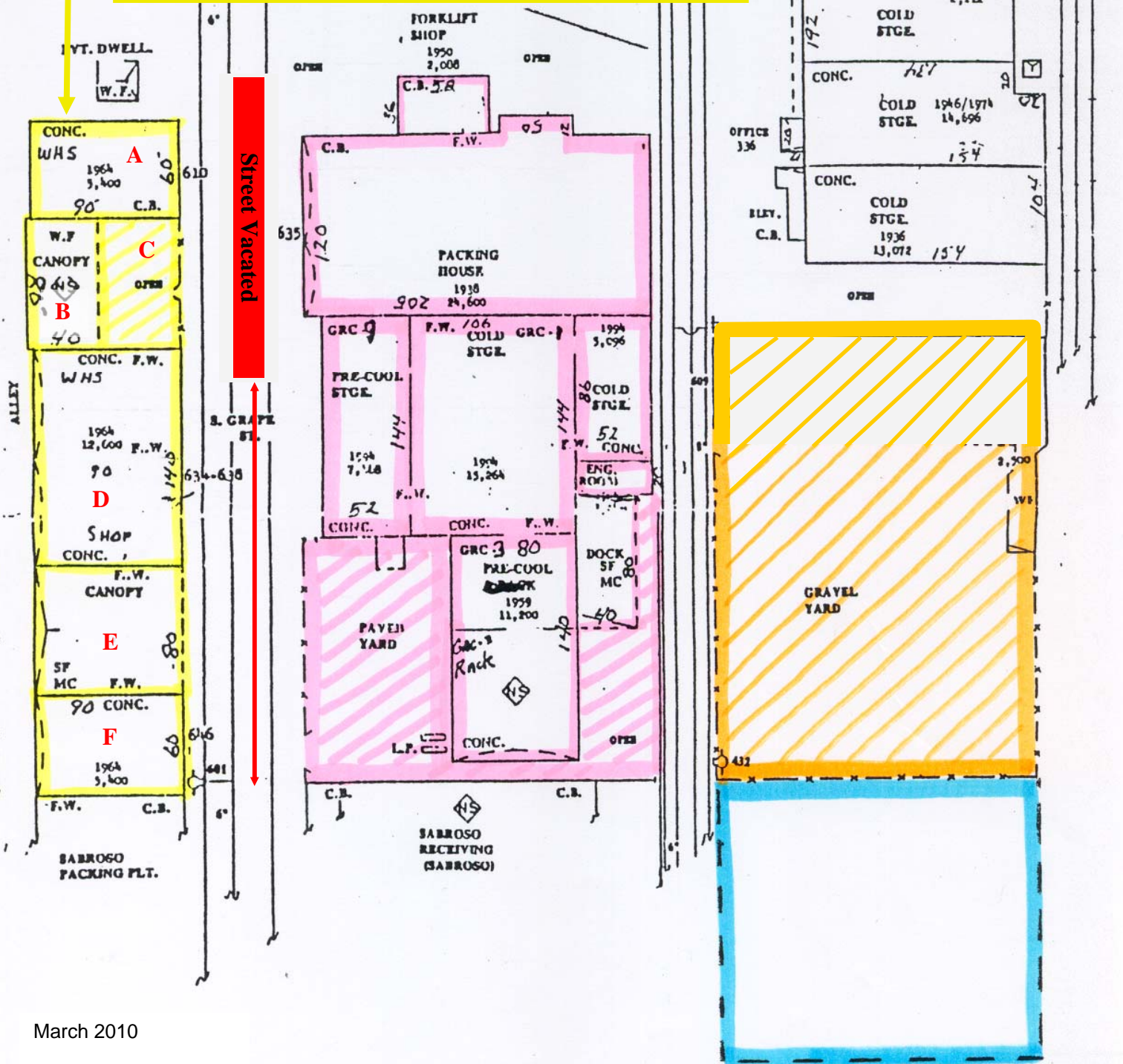


# PROPERTY PROFILE

**SABROSO MAIN 610, 634, 638, 646 S. Grape Street**

<b>A</b>	Dry Storage	5,400 sq. ft.
<b>B</b>	Canopy Shop	3,200 sq. ft.
<b>D</b>	Warehouse	12,600 sq. ft.
<b>E</b>	Canopy Packing	7,200 sq. ft.
<b>F</b>	Packing Plant	<u>5,400 sq. ft.</u>
	<b>Total Bldg. Size:</b>	<b>33,800 sq. ft.</b>
<b>C</b>	Open Area	4,000 sq. ft.

(1.24 Total Acres)



# PROPERTY PROFILE

## SABROSO MAIN FACILITY





