



# SOUTHERN OREGON WAREHOUSES

615 Spring Street, Klamath Falls, OR 97601



## CONTACTS

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Overview

# EXECUTIVE SUMMARY

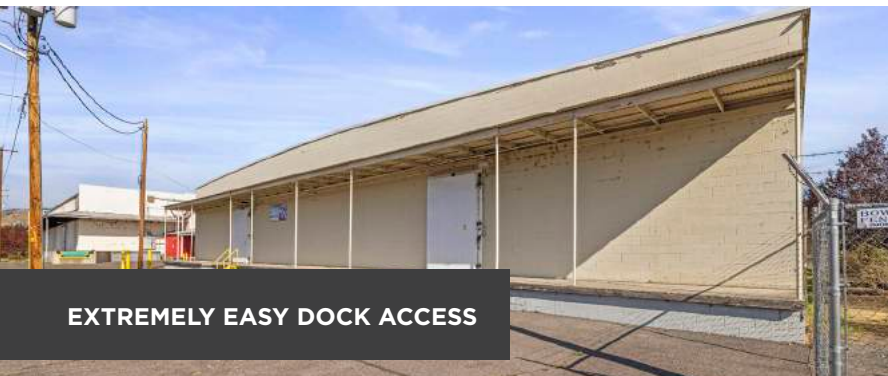
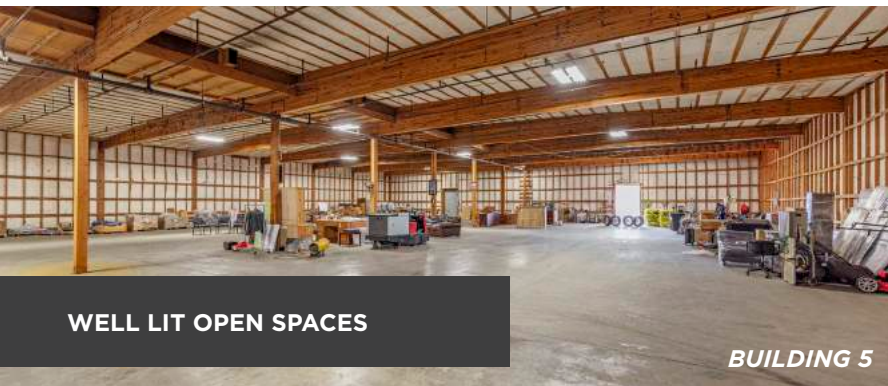
Unique market opportunity to acquire three adjacent warehouse facilities in Southern Oregon. These buildings have separate loading docks and entrances but are on shared utilities. Extra thick insulated walls keep all buildings at nearly the same temperature year-round.

**Building 5** is 13,200 sf; while it is sprinklered, it does not have other existing water or heat.

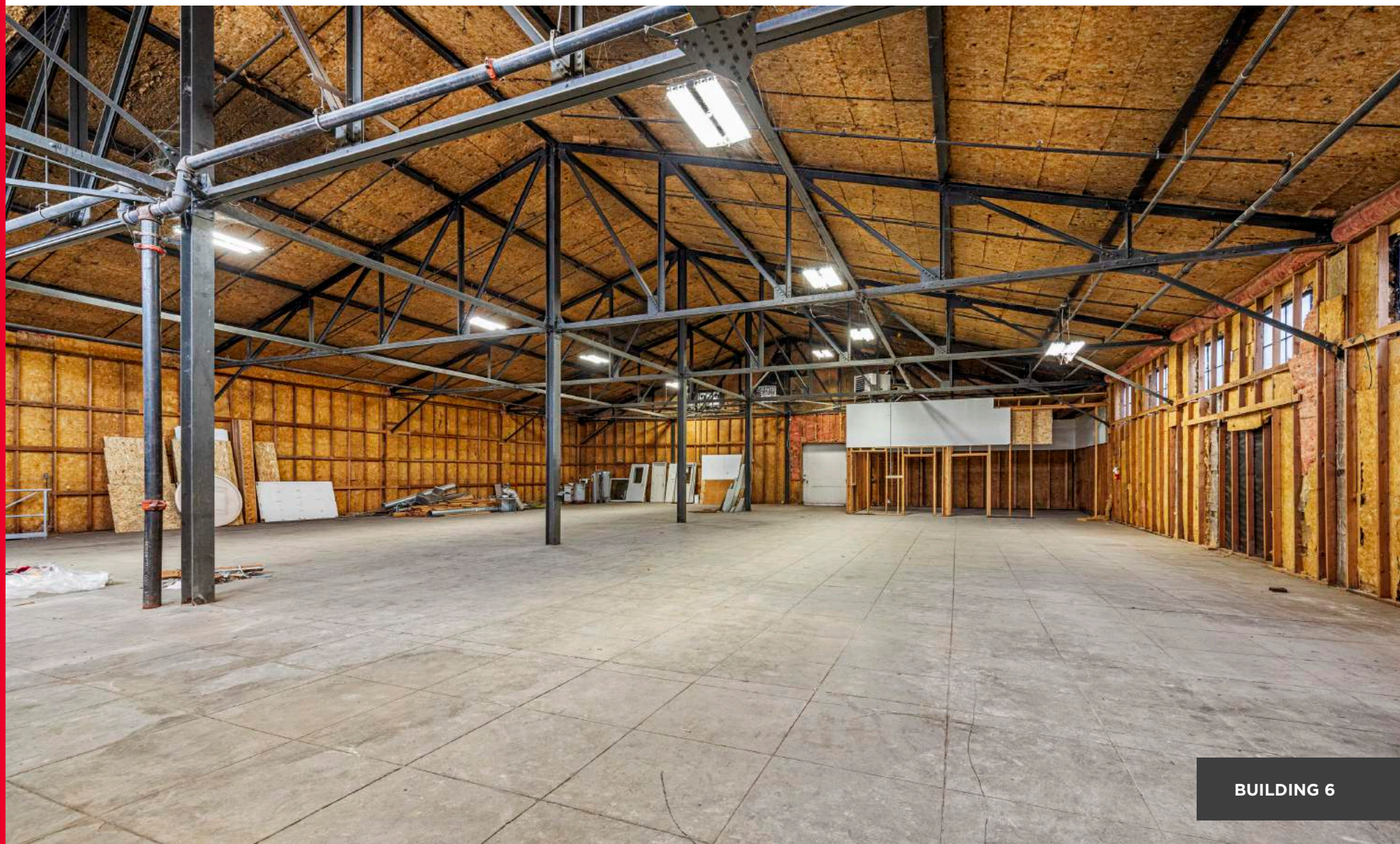
**Building 6** is 9,700 sf with 2- 200 amp service panels.

**Building 7** is 19,500 sf and has the ability to be used as a refrigeration space (would need additional equipment).

Adjacent cold storage facility next door could also be packaged with these warehouses (information available separately but briefly: four adjacent cooler/freezer spaces totaling 52,200 sf plus additional 9,100 sf of office and shop space).



# INVESTMENT HIGHLIGHTS



**BUILDING 6**

# INVESTMENT HIGHLIGHTS

## HIGHLIGHT EXAMPLES:

### RARE WAREHOUSE OPPORTUNITY

- Large combined warehouse space not usually found on the market



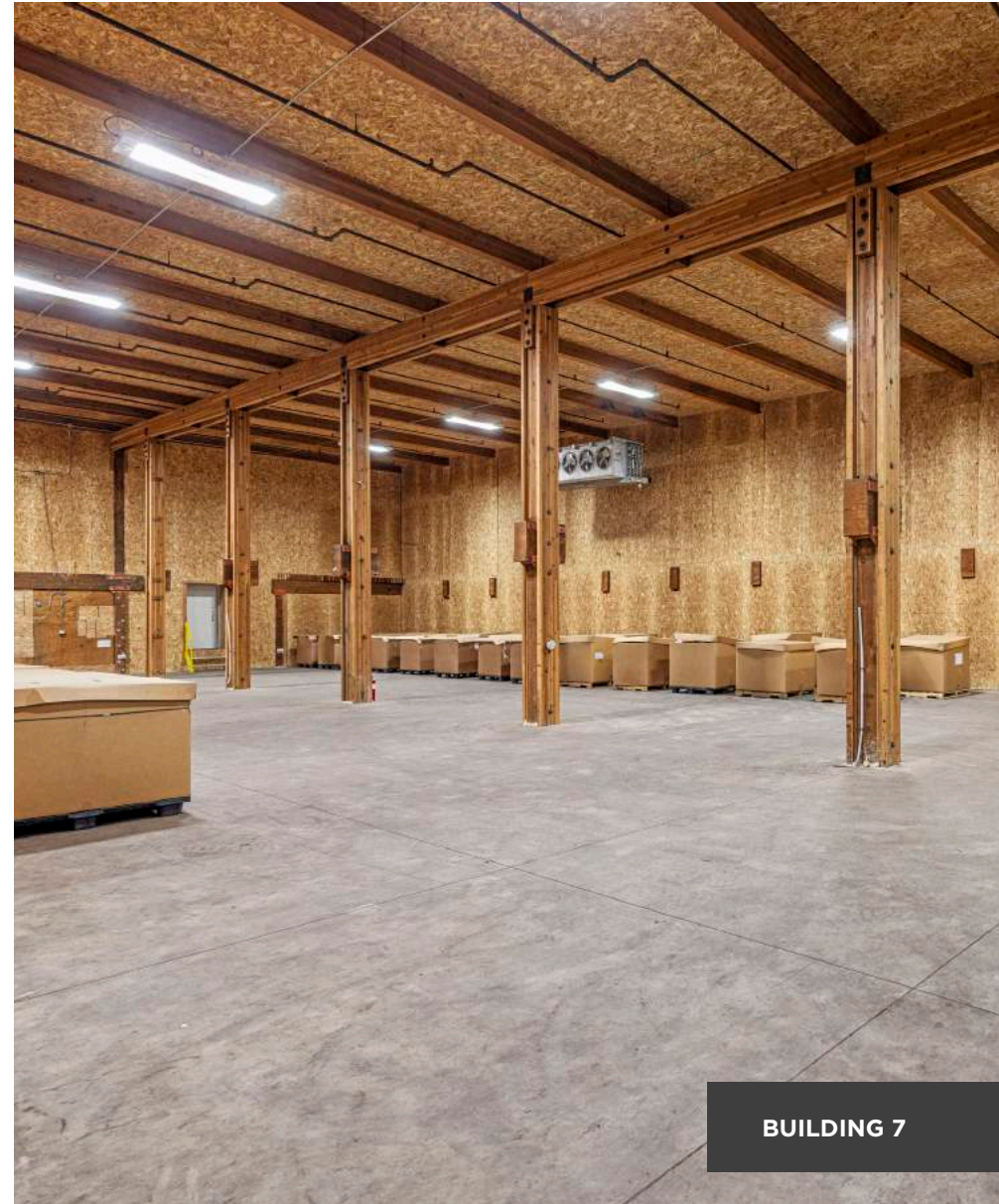
### FLEXIBLE SPACE ALLOCATION

- Three separate buildings provide flexibility to have multiple tenants or one large tenant with separate storage areas

### EASY TRANSPORTATION ACCESS

- Close to Highway 97 to access Central Oregon, Northern California, and the I-5 corridor

# PROPERTY OVERVIEW



BUILDING 7

# PROPERTY OVERVIEW

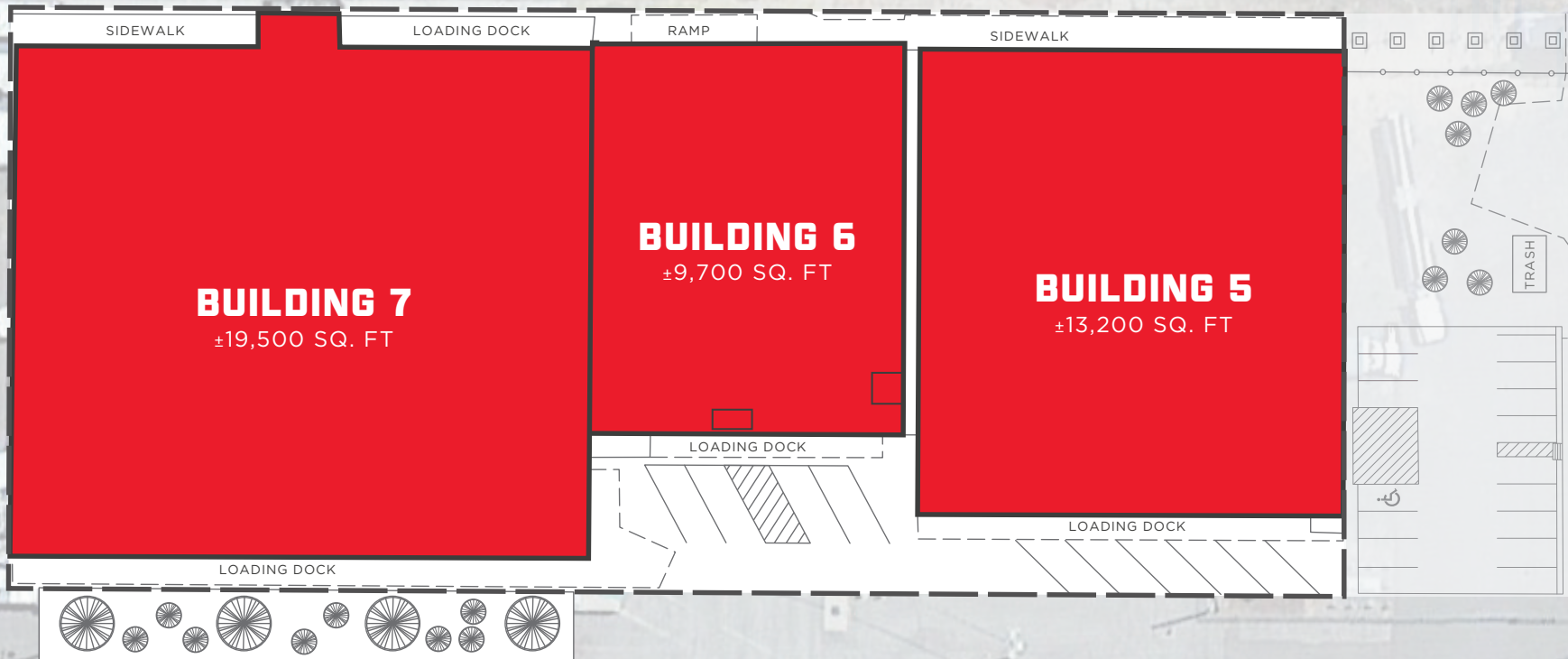
## PROPERTY SUMMARY

Address	615 Spring St., Klamath Falls, OR 97601
Submarket	Southern Oregon
Block/Lot	Block 11, Lots 3-9, Tax Map #3809-003BC-00400
Zoning	Industrial
Year Built/Renovated	Unknown
Sq. Ft	42,400

BUILDING # (ADDRESS)	LENGTH (')	WIDTH (')	ACREAGE PER ASSESSOR	SF	CLEAR HEIGHT	ACCESS BETWEEN BUILDINGS	PERSON DOORS	ROLL-UP DOORS	SLIDING DOORS	CURRENT USE
5 (615 Spring St.)	120	110	"	13,200	15'	None	2 - 6' x 10'	None	None	Dry storage- no heat or water (but is sprinklered)
6 (615 Spring St.)	108	90	"	9,700	16'	None	1 - 5' x 8' 1 - 2' 6" x 8'	None	1 - 7' x 9' 6"	Dry storage
7 (615 Spring St.)	130	150	"	19,500	15'	None	2 - 6' x 10' 1" 1- 2' x 6'	None	1 - 7' x 10' 6"	Dry storage- could be Refrigerator, not Freezer
			<b>1.20</b>	<b>42,400</b>						



# SITE PLAN



S SPRING ST



# LOCATION/MARKET OVERVIEW



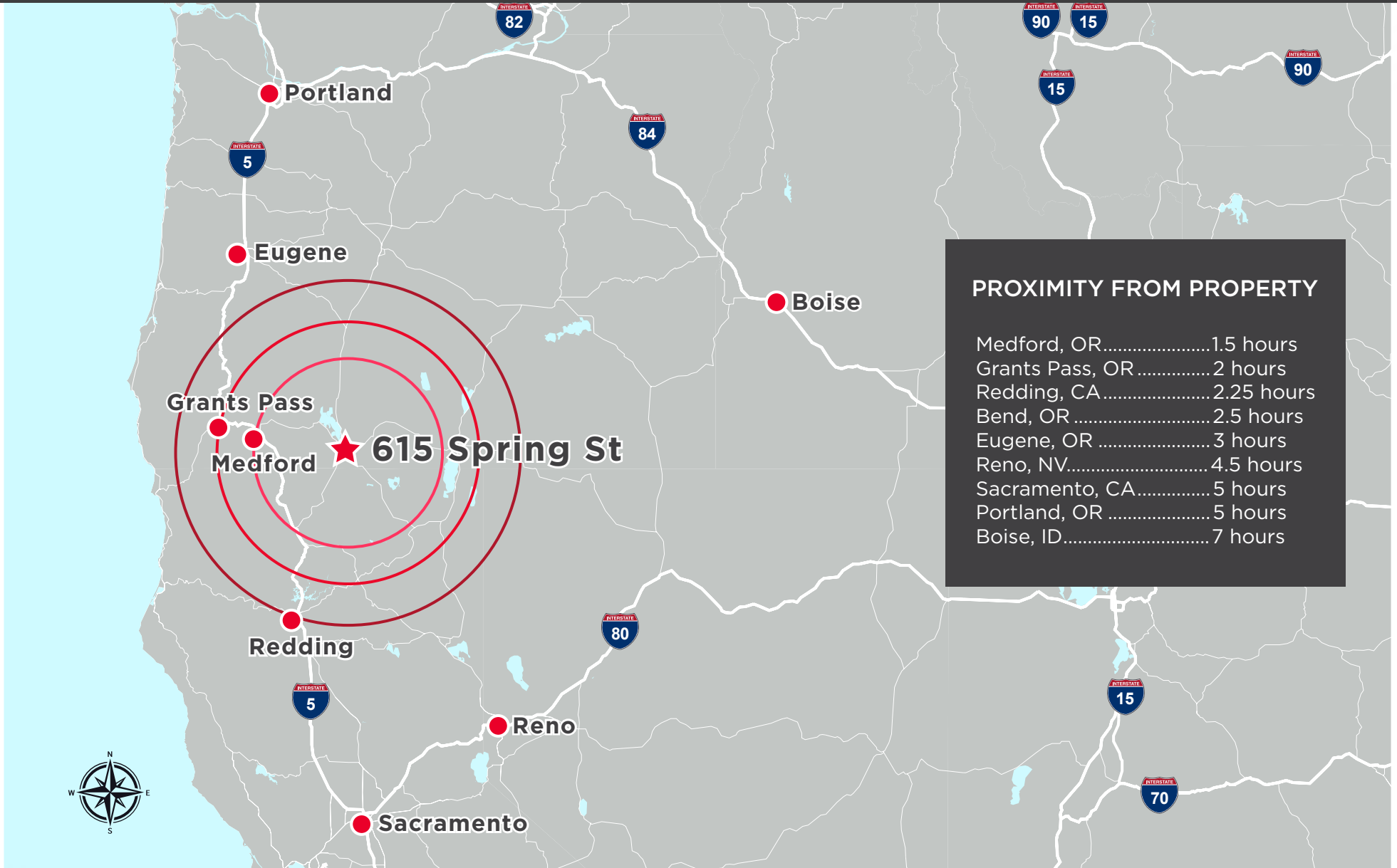
# AERIAL 1



# AERIAL 2



# DRIVE TIMES





# LOCATED IN AN OPPORTUNITY ZONE

In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive. Governor Brown's nomination resulted in 86 qualified opportunity zones in Oregon.

*SOURCE: [https://www.oregon.gov/biz/programs/opportunity\\_zones/pages/default.aspx](https://www.oregon.gov/biz/programs/opportunity_zones/pages/default.aspx)*

## **BUSINESS FRIENDLY ENVIRONMENT**

**KLAMATH - IT'S JUST BETTER HERE.**

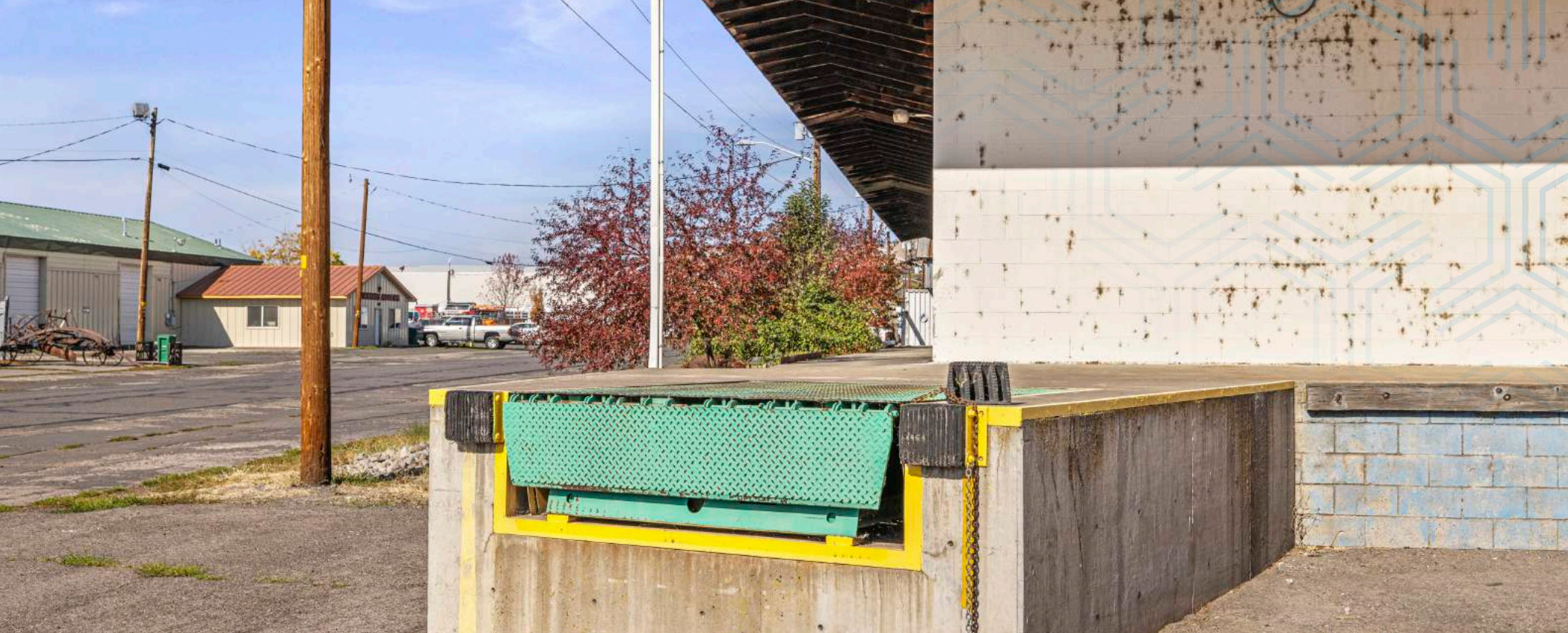
There are counties more famous than Klamath, sure, but no western region is more competitive for growing your business. Executives are surprised to find Klamath County the best choice for lower costs, greater incentives, a notable business community, and a well-educated workforce.

There's still time to beat the rush. Take a closer look. All you need to do is Choose Klamath.

*SOURCE: <https://www.chooseklamath.com/>*

# SOUTHERN OREGON COLD WAREHOUSES

615 Spring Street, Klamath Falls, OR 97601



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