



FOR SALE/LEASE
OR BUILT-TO-SUIT



CLICK HERE FOR
DRONE VIDEO OF
PROPERTY



MEDFORD INDUSTRIAL CENTER

Industrial Space: 350,000 SF Development

Avenue C @ 7th Street, White City, OR

The Medford Industrial Center is a 25 acre parcel in White City, Oregon. Individual buildings can be designed and built from any size up to 350,000 square feet for lease or sale while individual tax lots can be purchased.

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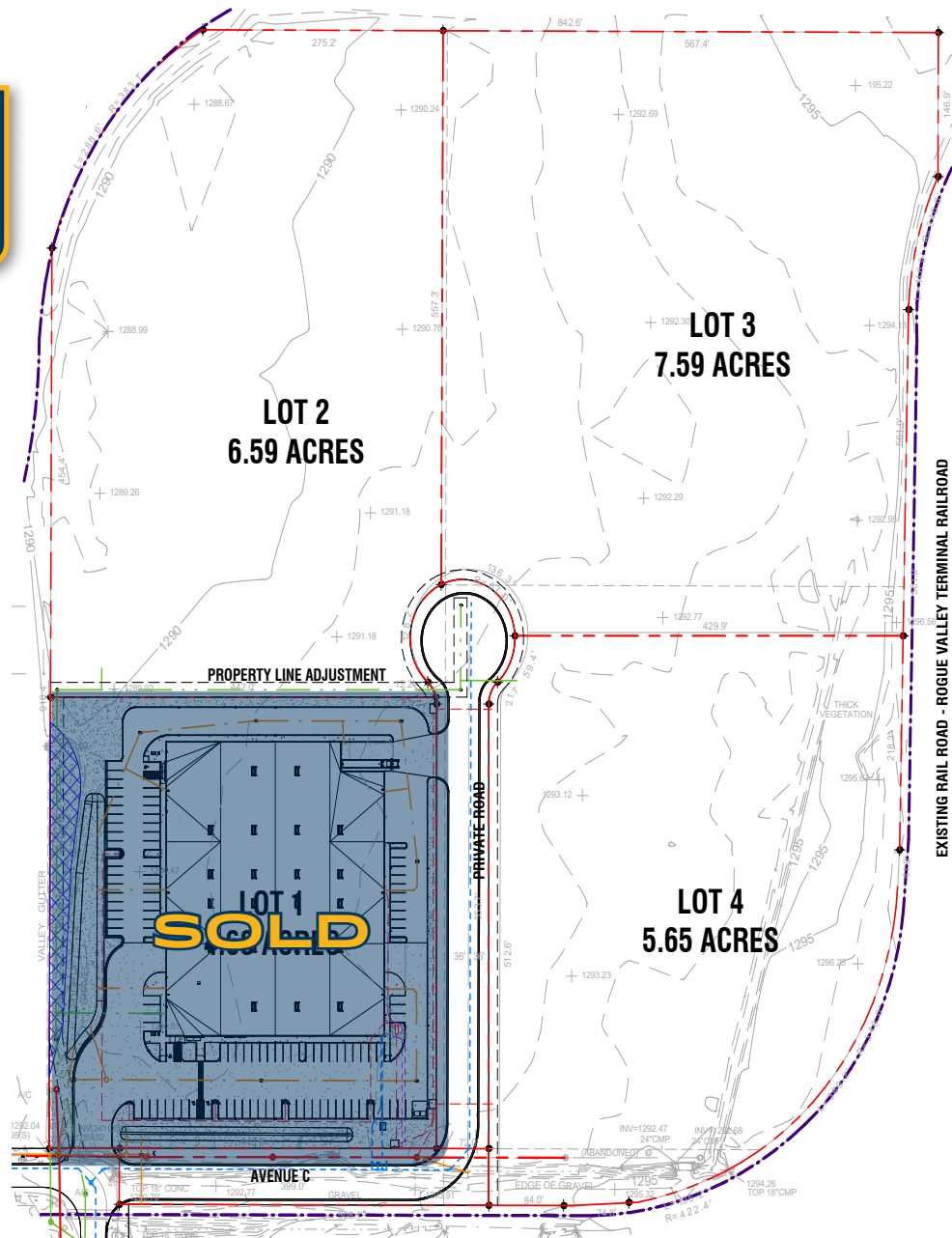
EDMUND SLEVIN

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DEVELOPMENT PLAN



PROPERTY DETAILS	
Total SF	Up to 350,000 SF Warehouse
Lot Size	25 AC
Utilities	All Utilities Available to Site
Available Parcels	From ± 5 to 20 Net Usable Acres
Incentives	Available
Lease Rate	Negotiable
Sale Price	\$6.00 / SF
Development Options	Build To Suit Flexible Layouts Available Entitlements Secured Planned Frontage Improvements Parcels Available from ± 5 to 20 Net Usable Acres





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INCENTIVES

JACKSON COUNTY ENTERPRISE ZONE

1

Tax abatement is available for Standard (3 years) and Extended (up to 5 years) terms. Term varies based on a employee compensation, and requires local agreement.

STRATEGIC INVESTMENT PROGRAM

2

The Strategic Investment Program exempts a portion of very large capital investments from property taxes for 15 years. The program is available statewide.

CONSTRUCTION-IN-PROCESS

3

With timely filing for each of up to two years, unfinished facility improvements may be exempt from local property taxes. In an enterprise zone, most authorized businesses enjoy a somewhat broader tax abatement using another.

THE OREGON INVESTMENT ADVANTAGE (OIA)

4

This program helps businesses start or locate in a number of Oregon counties by providing a multiyear, income tax (on new business operations) deduction potentially eliminating state business tax liability during an eight- or nine-year period after operations begin.

[VIEW MORE INFORMATION](#)

OPPORTUNITY ZONES

Opportunity Zones can deliver significant tax savings on medium to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund, as well as capital gains earned for the investor from businesses or projects in a zone.

[VIEW OPPORTUNITY ZONES](#)

ZONING: I-L - LIGHT INDUSTRIAL DISTRICT

The I-L district provides land for warehouse, office, and low intensity industrial uses in areas near residential and commercial zones.

[VIEW ZONING CODE](#)

MEDFORD INDUSTRIAL CENTER INDUSTRIAL UTILITIES



SEWER

Rogue Valley Sewer Service



WATER

White City Water Improvement District



ELECTRIC

Pacific Power



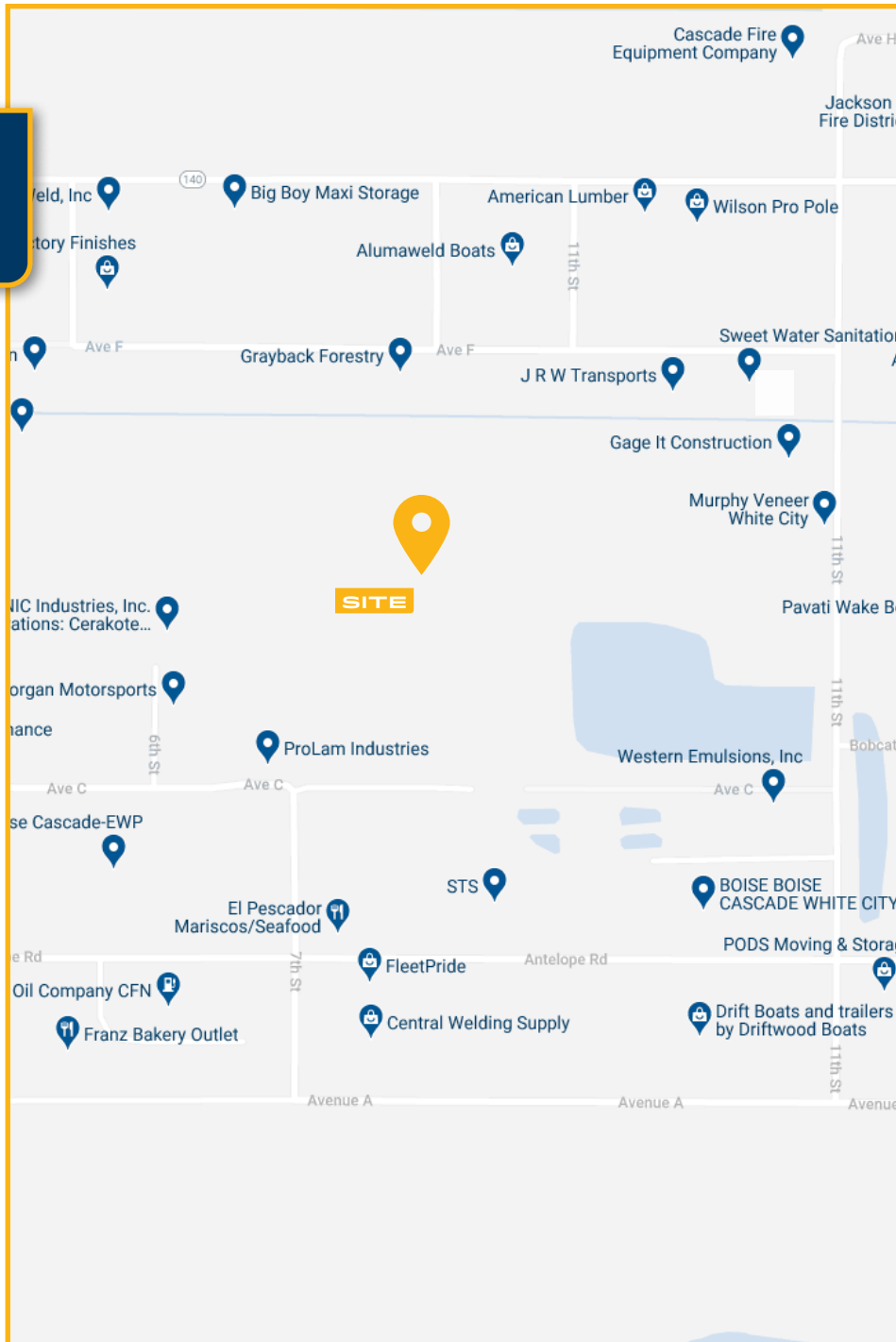
NATURAL GAS

Avista

[VIEW PERMITTED USES](#)



AREA HIGHLIGHTS



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2022 Population	29	16,123	48,584
2027 Projected Population	31	17,378	51,558
2010 Census Population	24	12,081	40,961
Projected Annual Growth 2022 to 2027	1.4%	1.6%	1.2%
Historical Annual Growth 2010 to 2022	1.7%	2.8%	1.6%
Households			
2022 Households	11	5,349	17,825
2027 Projected Households	11	5,775	18,925
2023 Average HH Income	\$67,500	\$68,067	\$77,457
2023 Median HH Income	\$59,999	\$58,616	\$63,088
Businesses			
2022 Est. Total Businesses	204	758	2,642
2022 Est. Total Employees	4,606	8,562	23,232

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

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