

ORGRO BUSINESS PARK

An Investor's Delight

Price:

\$4,200,000 / 9.0% Cap



NO. OF BUILDINGS: 4 TOTALLING 24,070 SF

ADDRESS

2794 Foothills Blvd. Grants Pass, OR 97526-4157

ZONING: RURAL COMMERCIAL (RC)

Rural Commercial zoning offers extreme flexibility of permitted uses, including hemp (CBD) and marijuana (THC) processing. (Buyer to verify.)

TRANSPORTATION

- ◆ Easy freeway access
- ◆ Heliport (licensed for 2 helicopters)

A Land Use Condition Statement (LUCS) for processing Hemp and/or Marijuana is transferrable to Buyer, if desired.

OPPORTUNITIES

- ◆ INVESTORS: A great fit for those wanting to buy a profitable/stabilized asset with upside.
- ◆ DOUBLE DOWN: Additional adjacent 3.11 Acres available for expansion.



ROSE CITY COMMERCIAL REAL ESTATE

5200 SW MEADOWS BLVD, SUITE 150
LAKE OSWEGO, OR 97035
www.rosecitycre.com

Rick M. Bean

Principal Broker
503-577-1034
rick@rosecitycre.com

OVERVIEW 2794 Foothill Blvd. Grants Pass, OR 97526

PROPERTY SUMMARY

Asking Price:	\$4,200,000
Cap Rate: (Based on Actuals)	9.0%
Year Built:	1984/2005
Total Warehouse Area (sf)	10,320
Total Office/other buildout (sf)	8,670
<u>NEW Temperma Warehouse:</u>	<u>5,080</u>
Total Area (sf)	24,070

PROPERTY HIGHLIGHTS

- **100% Occupancy** Current tenants would sign long term leases if desired by Buyer
- Currently used for Hemp Processing
- Best location in the area/easy access to the I-5 Freeway.
- Low maintenance building with 0 deferred maintenance
- 20' X 40' door on north side. (Main warehouse)
- Commercial kitchen (Executive Office Building)
- Desirable Rural Commercial (RC) Zoning
 - Permits a wide range of property uses
- Heliport licensed for 2 helicopters
- LUCS Permits storing, processing, Cannabis & hemp
- Investors: 0% vacancy for years-tenants desire to stay
- Security: High end electronic gate
- Sellers guarantee leases for 5 years.



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OVERVIEW

PREMIER LOCATION - Easy access to I-5

ZONED RC (Rural-Commercial)

PROPERTY HIGHLIGHTS

This property's value is derived from its location, gently sloping topography, and flexible zoning.

LOW TAXES

LUCS Seller has a transferable² Land Use Condition Statement for hemp/marijuana processing.

RC ZONING PROVIDES FLEXIBILITY AND PROFITABILITY

The highest and best use of this lot include Hemp (CBD)/Marijuana (THC) processing, an RV Park ,and many others. The purpose of the rural commercial zone is to provide for small-scale commercial uses that are intended to serve nearby residents and the traveling public in a way that remains rural in character.

The Josephine County Zoning authorizes a wide range of permitted uses including:

- ◇ 7 Commercial Recreational uses¹
- ◇ 10 Traveler Accommodation uses¹
- ◇ 56 General Commercial uses¹
- ◇ 5 Commercial Care Providers and Dwellings¹
- ◇ 14 Institutional and Service uses¹
- ◇ Plus a number of conditional and temporary uses¹

Notes:

1. Per Chapter 19.62.020 of the Josephine County Zoning Code.
2. Buyer to confirm LUCS transferability and acceptability of the specific use of site prior to purchase.



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PROPERTY PHOTOS (Main Warehouse and Mezzanine Offices)



Warehouse: 7,600 sf

Offices/buildout : 4,000 sf

Total Area: 11,600 sf



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PROPERTY PHOTOS (Executive Office Building/Commercial Kitchen)



Total Area: 4,433 sf



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PROPERTY PHOTOS (Green Warehouse)

Warehouse 2,720 sf

Office 237 sf

Total Area: 2,957 sf



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AERIAL MAP



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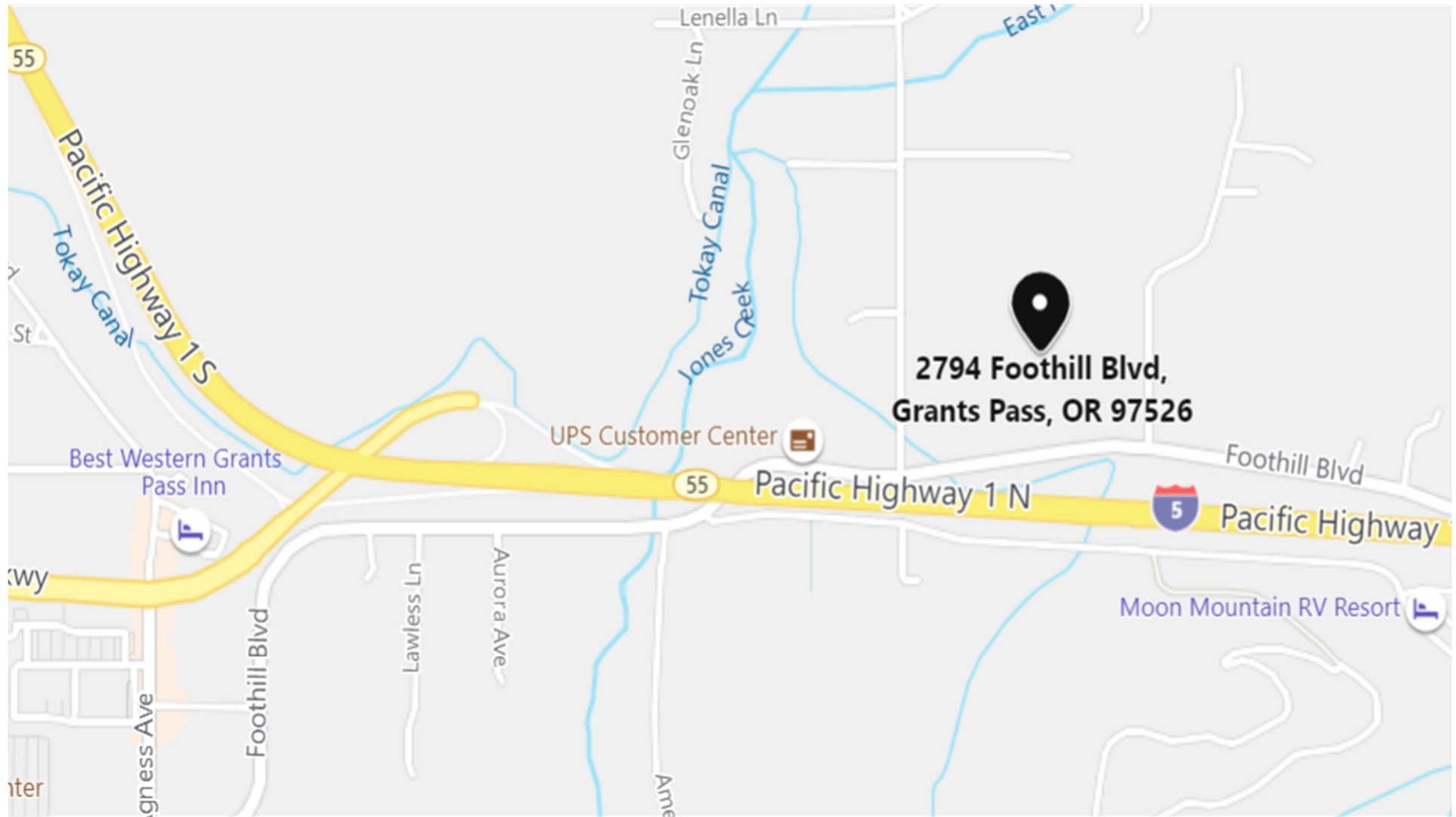
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STREET MAP



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DISCLOSURES

The information provided herein is from resources deemed reliable, but not guaranteed. All Buyers should ensure that proper Due Diligence procedures are followed. Rose City Commercial Real Estate is happy to be a valued resource in researching properties, but the final decision is solely the Buyer's.



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