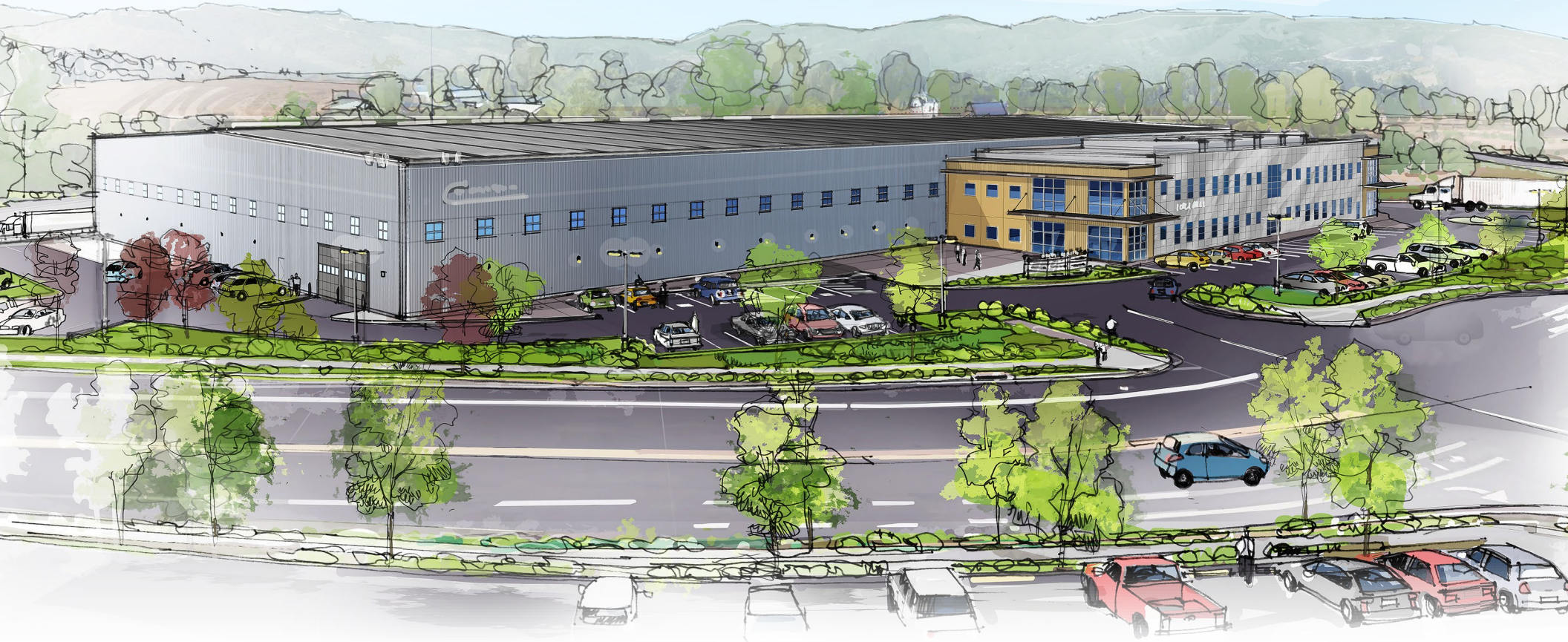




STEWART
MEADOWS
VILLAGE



Industrial Park | Anton Dr, Medford, OR

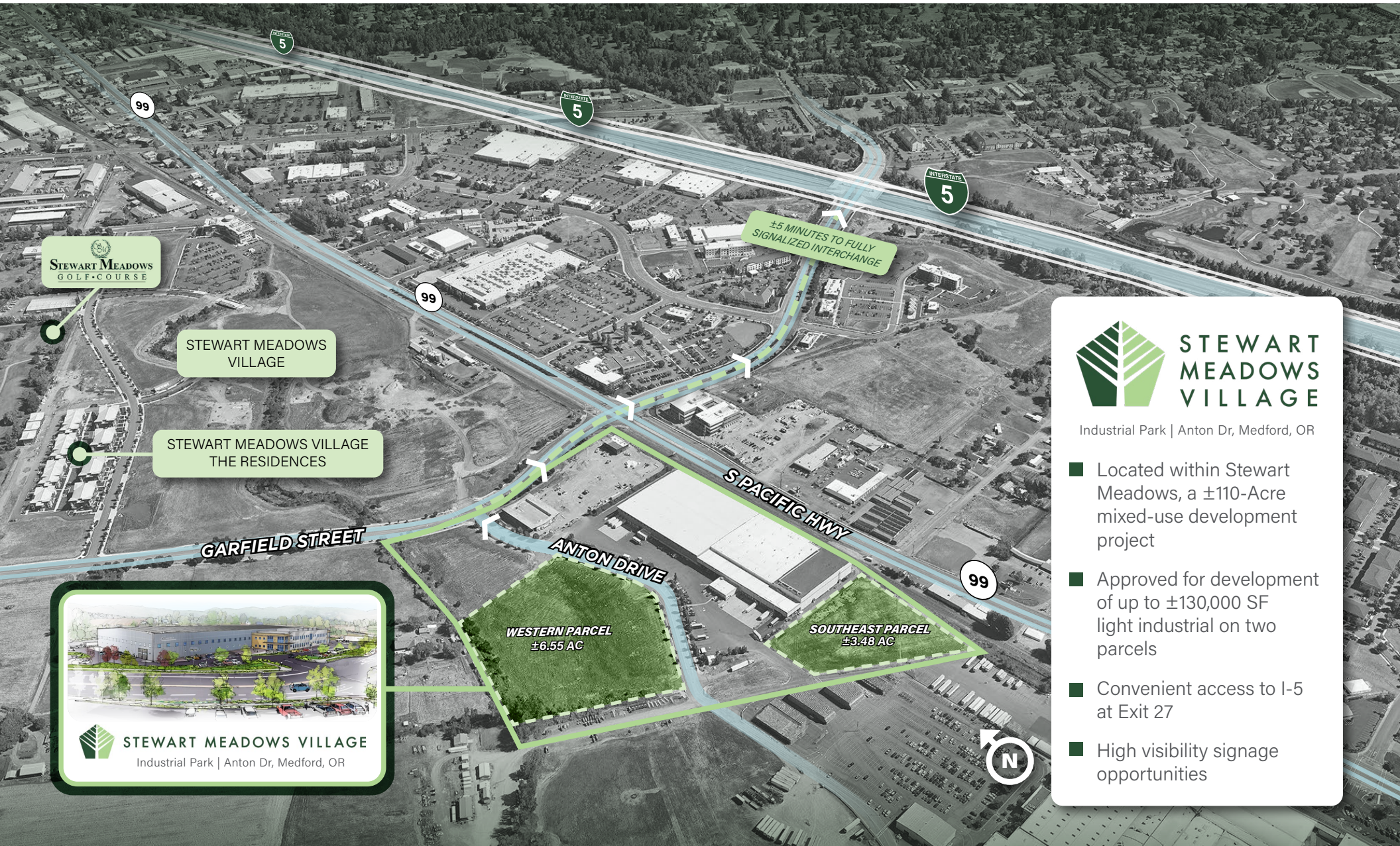
UP TO ±130K SF INDUSTRIAL BUILD TO SUIT OPPORTUNITY



CUSHMAN &
WAKEFIELD

THE OPPORTUNITY

Stewart Meadows Industrial is zoned and ready to bring up to $\pm 130,000$ SF of industrial space to Medford. Located in Medford's Stewart Meadows Village, the site is surrounded by notable corporate neighbors and boasts convenient access to major highways and an abundance of on-site amenities.



STEWART MEADOWS
GOLF COURSE

STEWART MEADOWS
VILLAGE

STEWART MEADOWS VILLAGE
THE RESIDENCES



STEWART MEADOWS VILLAGE

Industrial Park | Anton Dr, Medford, OR



STEWART
MEADOWS
VILLAGE

Industrial Park | Anton Dr, Medford, OR

- Located within Stewart Meadows, a ± 110 -Acre mixed-use development project
- Approved for development of up to $\pm 130,000$ SF light industrial on two parcels
- Convenient access to I-5 at Exit 27
- High visibility signage opportunities



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](#)

STEWART MEADOWS INDUSTRIAL UTILITIES



SEWER

Rogue Valley Sewer Service



STORMWATER

City of Medford



WATER

Medford Water Commission



ELECTRIC

Pacific Power



NATURAL GAS

Avista



[VIEW PERMITTED USES](#)

INCENTIVES

MEDFORD URBAN 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.

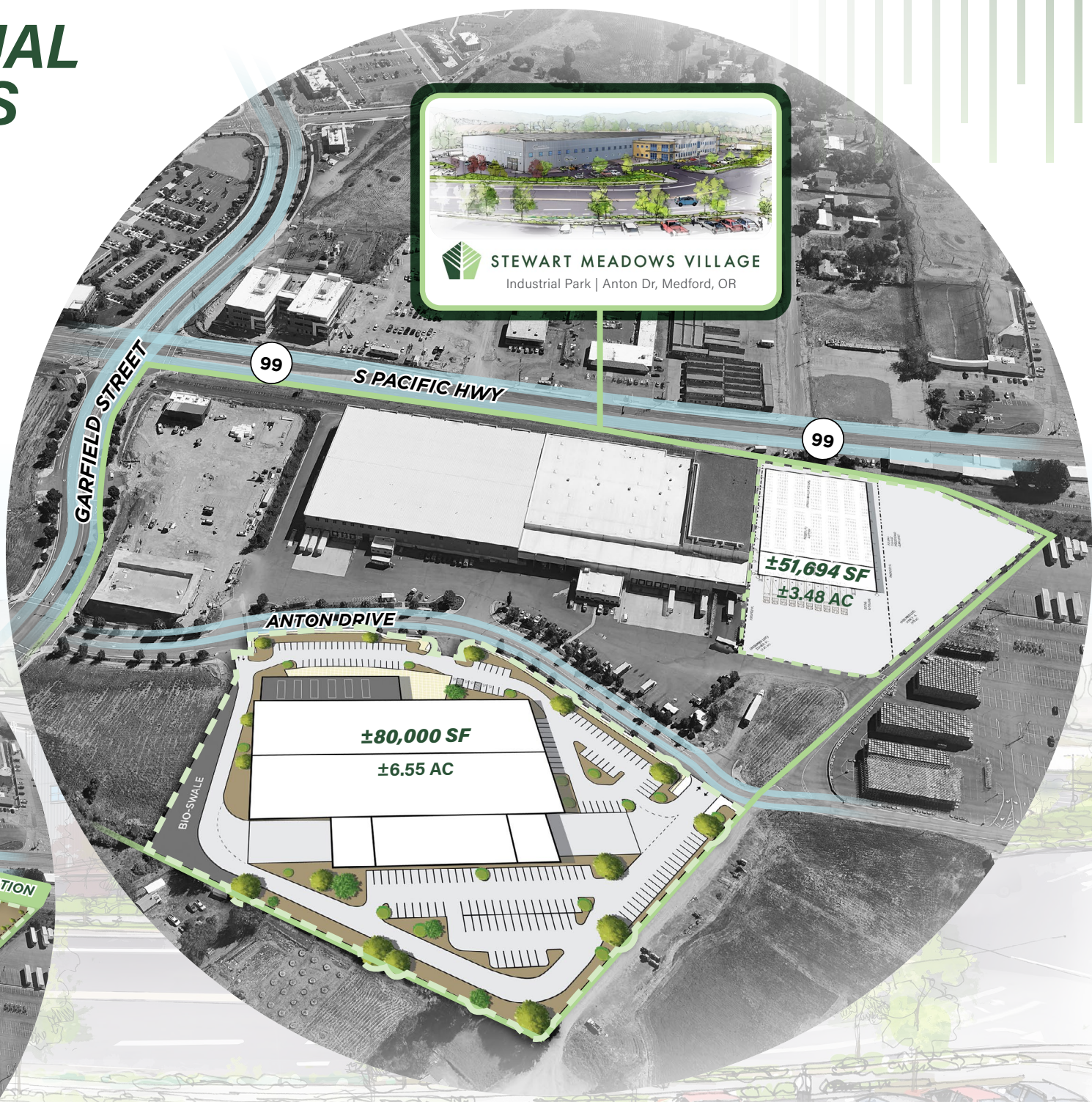
THE OREGON INVESTMENT ADVANTAGE (OIA)

4

This program helps businesses start or locate in a number of Oregon counties by providing a multi-year, 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](#)

CONCEPTUAL SITE PLANS



STEWART MEADOWS VILLAGE
Industrial Park | Anton Dr, Medford, OR

NEIGHBORHOOD AMENITIES



ROGUE VALLEY INTERNATIONAL-MEDFORD AIRPORT APPROXIMATELY 5 MILES AWAY WHICH AMOUNTS TO A 10-MINUTE DRIVE.



GARFIELD STREET

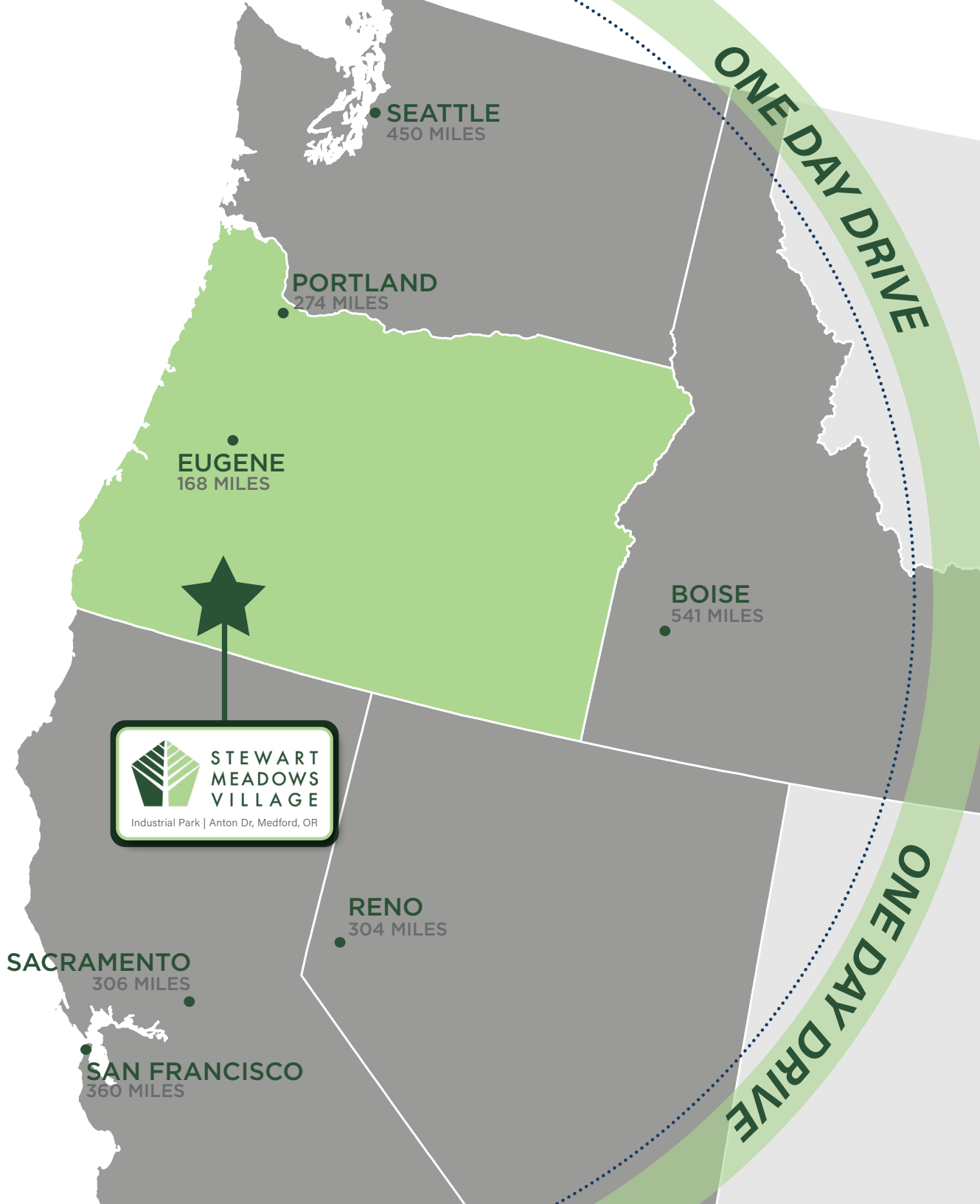
ANTON DRIVE

S PACIFIC HWY



STEWART MEADOWS VILLAGE
Industrial Park | Anton Dr, Medford, OR

LOCATION CONNECTIVITY



POPULATION

86,912

(217,331 within 20-mile radius)



MEDIAN AGE

40.1



UNEMPLOYMENT RATE

5.2%



DAYTIME WORKERS

54,794

(93,537 within 20-mile radius)



OF BUSINESSES

9,888

(within 20-mile radius)

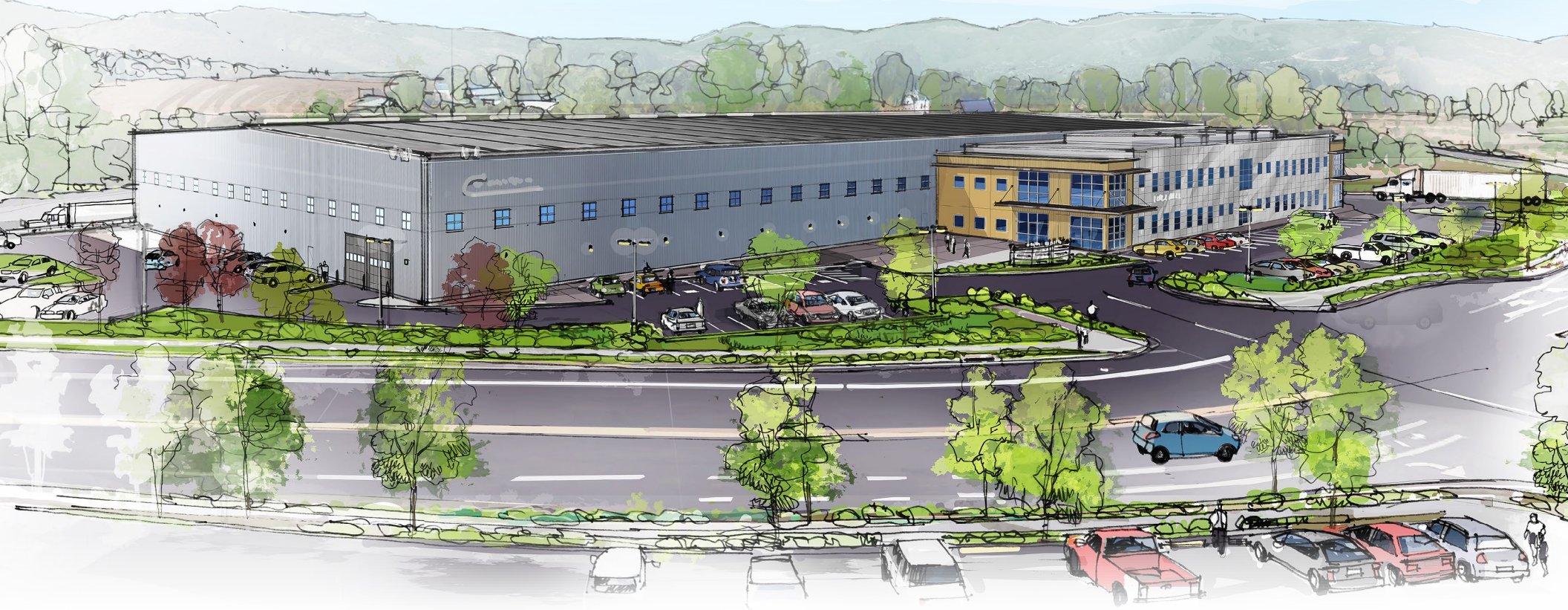


MEDIAN HOUSEHOLD INCOME

\$58,814



STEWART MEADOWS VILLAGE



Industrial Park | Anton Dr, Medford, OR

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