



PUBLISHED RESERVE: \$649,000

2013 – 2014 Douglas County RMV \$1,427,800

SIZE: 36,000± Square Foot Building on 10± Acre Lot

ZONING: M – 3 -- Heavy Industrial

PROPERTY INSPECTION: Please call Auction Information Office to schedule an inspection.

FINANCING: None – All Cash

DESCRIPTION: This 36,000± square foot building was built in 2006 by Roseburg Trailer Works, for the manufacturing of its Thuro-Bilt Horse Trailers. Operations at this plant ceased in 2012. The 10± acre site is located within the South Umpqua Valley Industrial Park, which was developed as a manufacturing and distribution hub along the I-5 corridor at Myrtle Creek, with proximity to markets in the Pacific Northwest and Northern California. WinCo Foods built a distribution center in 2003 that is adjacent to the Auction Property.

There is additional room on the 10± acres to accommodate development that would have excellent exposure to I-5 traffic.

The industrial park is within the South Douglas Enterprise Zone, providing qualified businesses with significant financial incentives for property and income tax adjustments. Please see Supplemental Information Package for detail.

The 36,000± square foot, single-level, steel-framed and metal-sided manufacturing building is a pre-engineered clear-span structure. The building is on a concrete slab. It was constructed with nine individual bays, each with front and rear roll-up doors. Eave height is 16 feet throughout. Each bay has suspended electric and gas heating units. Electrical power is suitable to serve industrial uses. The building has a 1,440± square foot office area with break room and two restrooms. The building has an installed fire-sprinkler system throughout. A 3,600± square

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