



AIRPORT ONE, LOT 2502 – MEDFORD

FOR SALE – BUILD TO SUIT OPTION



Location and Zoning:
Map 371W06, Lot 2502, 6.87 acres. City of Medford, zoned General Industrial.

Illustrated Facility:
Approximately 102,000 s/f on 6.87 acres, Lot 2502. Lot Dimensions (irregular): approximately 514'd X 589'w

Ownership:
Airport One, LLC

Adjacent uses:

- North: Vilas Road, Quantum Innovations
- West: American Tire Distributors, Rogue Valley International Airport
- South: Interstate 5
- East: Newly developed Oregon Hwy 62 Corridor Project (\$120 million under construction)

Industrial neighbors: Rogue Valley International Airport, American Tire Distributors, Quantum Innovations, Hunter Communications, Bierson Corp., Brill Metal Works, ICW USA, Familian NW, TEC Equipment, Pacific Powder Coating

TRANSPORTATION ACCESS

Distance to Interstate 5, Exit 33 - 3 miles, Exit 30 - 5 miles
Distance to Rogue Valley International Airport, Medford - 1.5 miles

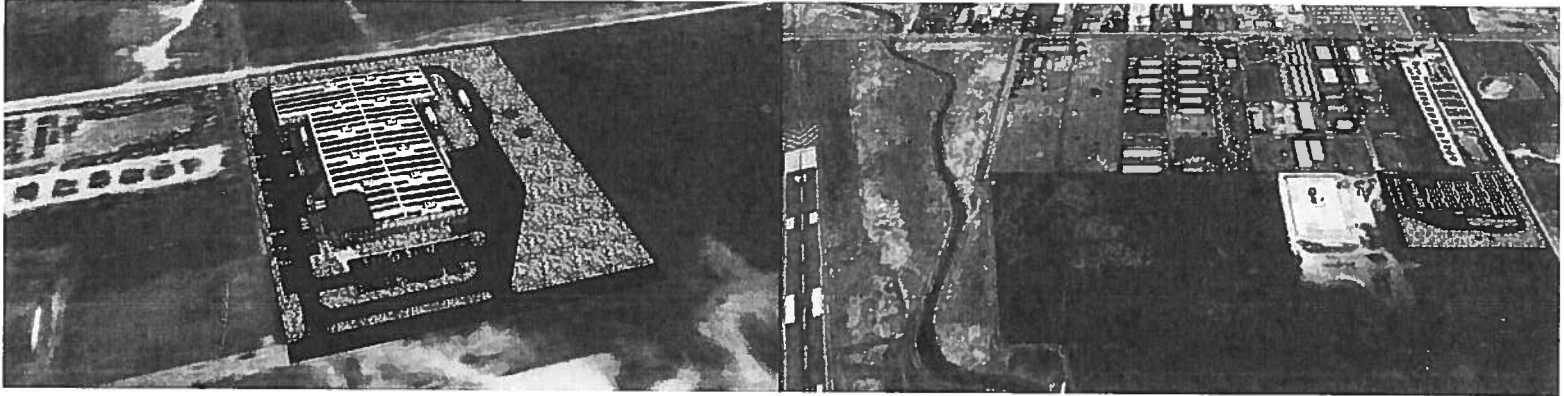
Nearest Port Access:
Portland, Tacoma, San Francisco, Oakland, Long Beach

Rail Providers:
Rogue Valley Terminal Railroad in White City, CORP – Connects from White City, north to Eugene OR and south to Weed, CA.

Distance to Major Cities:

Portland (I-84 access) - 275 miles	Seattle - 445 miles
Eugene (BNRR) - 165 miles	Los Angeles - 690 miles
Sacramento (I-80 access) – 305 miles	Reno - 305 miles
San Francisco - 360 miles	Boise - 500 miles





COSTS

Land:

6.87 acres for \$1,720,688. State certified as "Shovel Ready". Build to suit options considered.

Facility:

Illustrated building on 6.87 acres represents approximately 7,500 s/f of office space on 2 stories and approximately 95,000 s/f of warehouse/production area

Loading Docks/Bays: 4

Parking: 80 spaces

Interior Clearance: 20'

Construction Type: painted concrete exterior panels, steel primary framing, Panelized wood roof system, metal roof and cultured stone accents at office, aluminum curtain wall glazing and wood framing at office, aluminum glazing, skylights

Approximate Construction Cost: 102,000 s/f @ \$125 s/f = \$12,750,000

Property Tax Rate:

\$16.0437/\$1,000 taxable Assessed value

Development and Building Fees:

Assessed by City of Medford

UTILITIES

Pacific Power:

Current electrical capacity at site is up to 2 MW. Substation is 1.0 miles from the site.

Avista Natural Gas:

Distribution system is in place with 55 psi

Medford Water Commission:

12" main, 90 psi

Rogue Valley Sewer Service:

8" sewer main stubbed at subject property. Rates and development fees based on flow, BOD and TSS

Telecom/Broadband:

Hunter Communications - fiber at 10 Gb and Spectrum/Charter - fiber currently ½ way down Industry

CONTACTS

Property Representative:

Jeff Rodgers, Principal Broker, John L. Scott Commercial Real Estate
(541) 951-0386, jroddgers@mind.net

Economic Development:

Colleen Padilla

Executive Director, SOREDI

(541) 601-6918, colleen@soredi.org

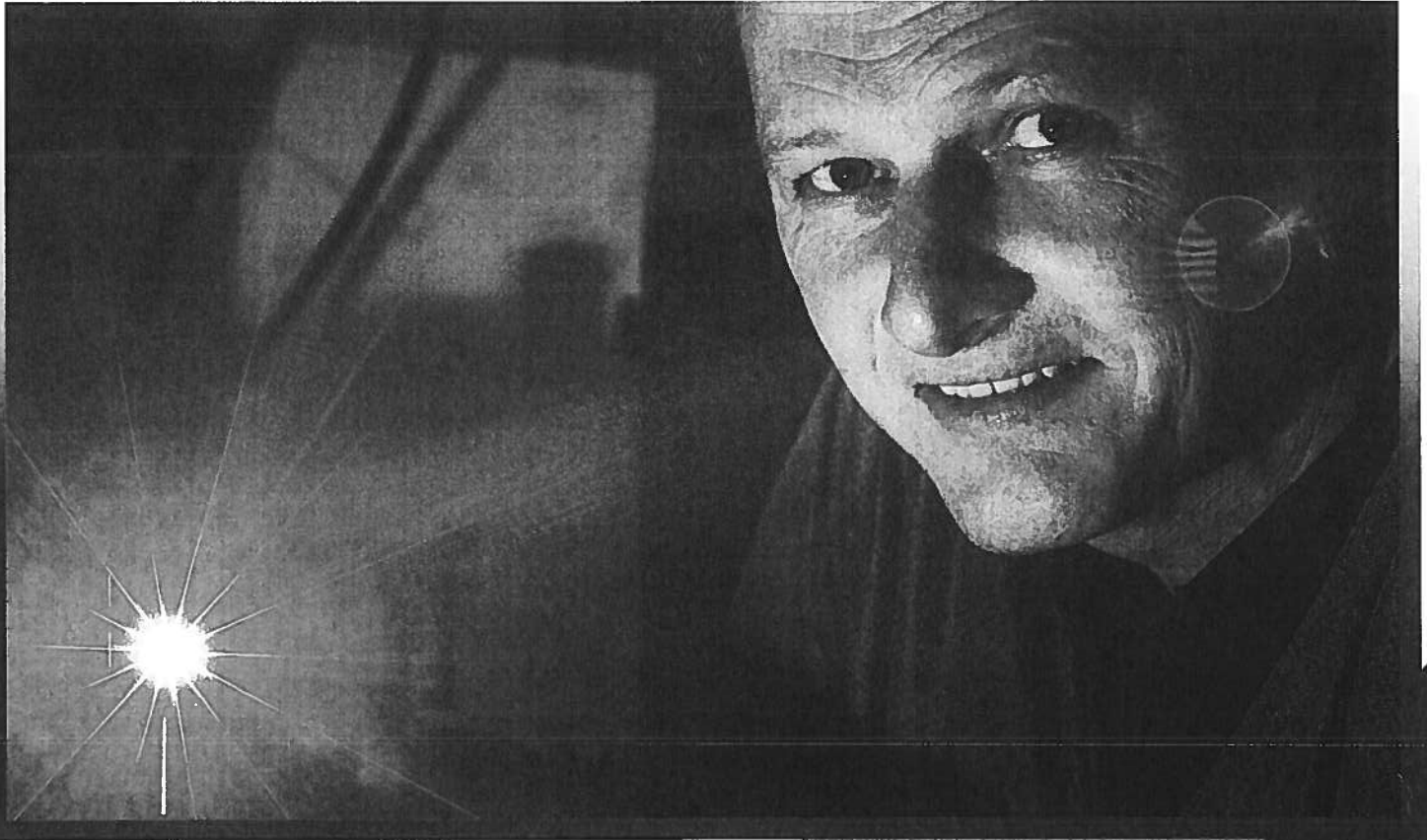
INCENTIVES/RANKINGS

- No Sales or Inventory Taxes
- Single Sales Factor for Corporate Tax – Corporate income tax for companies located in Oregon is assessed only on sales within the state.
- 7th lowest workers compensation rates in the nation
- 12th best overall tax climate in the nation (TaxFoundation)
- Business Friendly Climate - 12th lowest business costs (Forbes Magazine, 2015 Study)
- Enterprise Zones – offering property tax abatement for eligible, traded sector companies
- Electronic Commerce Zone Overlay – offering corporate income tax credits if 51% or more of business is conducted via the Internet
- Strategic Investment Program - Exempts a portion of very large capital investments from property taxes for 15 years.
- Oregon Investment Advantage (OIA) - Income tax subtraction, potentially eliminating state income tax liability on new operations in certain counties, up to 8 years
- Strategic Reserve Fund (SRF) – Discretionary forgivable loan based on capital investment, jobs and wages – approved by the Governor.
- Rogue Workforce Partnership Training Grants – On the Job Training wage reimbursement, up to \$5,000 per employee.



THE SOUTHERN OREGON
EDGE

Like the Stuff
of Science Fiction.



MEDFORD, OR - Diode Laser Concepts, a company that makes “black boxes” with a laser, has been quietly working on some of the most advanced high-tech gadgets right in Medford for Fortune 500 companies.

Owned by Mike and Cindy Robinson, the company provides custom-designed and custom-assembled laser and optical services for national and international customers, particularly in the medical field.

Diode Laser Concepts has carved out a niche for itself by designing and manufacturing custom laser products that are integrated into their customers’ systems.

The company has about 24 employees locally, plus another six at a manufacturing facility in Tunisia.

During the Recession, the company saw a drop in its automotive industry customer base but pivoted quickly into other areas and has become well known as an advanced electronic manufacturer. Growth was steady despite the economic downturn, and employee compensation increased 40 percent from 2009 to 2011. The company has exceeded \$1 million a year in payroll since 2012.

*Mike Robinson, Owner/Operator
Cindy Robinson, Owner/Operator
Diode Laser Concepts
www.DiodeLaserConcepts.com
2027 Commerce Dr,
Medford, Oregon 97504
(541) 773-5321*

“The city is conducive to business. There is a true entrepreneurial spirit here that goes below the radar.”

*- Mike Robinson, Owner
Diode Laser Concepts*



Like the Stuff of Science Fiction.

MEDFORD, OR - It sounds like the stuff of science fiction, but Diode Laser Concepts Inc. creates some of the most advanced high-tech gadgets right in Medford for Fortune 500 companies.

"We make black boxes, with a laser coming out of them," says Mike Robinson, who with his wife, Cindy, has owned and operated the company since 1991.

Diode Laser Concepts, which isn't on most people's radar in Southern Oregon, provides custom-designed and custom-assembled laser and optical services for national and international customers, particularly in the medical field.

Diode Laser Concepts has carved out a niche for itself by designing and manufacturing custom laser products that are integrated into their customers' systems. Robinson said many competing firms have off-the-shelf laser assemblies that they provide to companies, which, in turn, have to adapt those devices to their own products. Diode Laser Concepts turns the table on that idea by designing the laser device for each application, relieving a lot of engineering headaches for companies.

"Our mission is not only to design the part for them but to manufacture it as well," Robinson said. "That makes life a lot simpler on their end."

The company has about 24 employees locally, plus another six at a manufacturing facility in Tunisia. Over the next five years, the Robinsons hope to double their size, which may require new facilities.

In 2002 Diode Laser Concepts had a small 6,200 square-foot facility in Central Point. When the company was thinking of expanding, SOREDI, helped them secure a Jackson County grant, and Diode Laser Concepts moved into a 15,000 square-foot facility, designed and built by S & B James, with enterprise zone property tax benefits. SOREDI also helped walk the project through the planning process. "It was very seamless and well oiled," Robinson remembers.

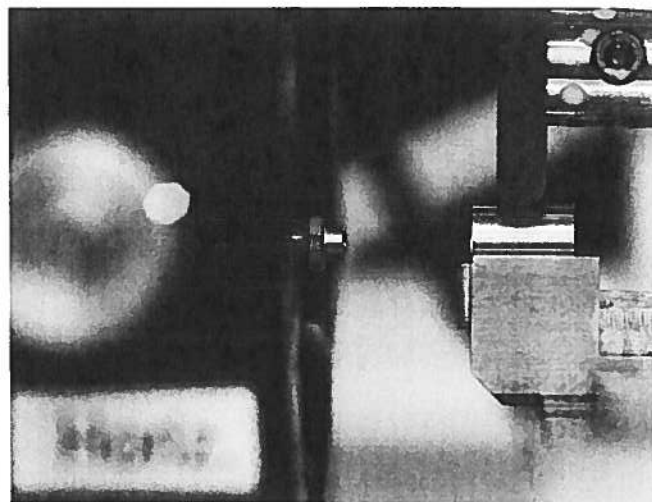
During the Recession, the company saw a drop in its automotive industry customer base but pivoted quickly into other areas and has become well known as an advanced electronic manufacturer. Growth was steady despite the economic downturn, and employee compensation increased 40 percent from 2009 to 2011. The company exceeded \$1 million in payroll since 2012.

In 2013, Diode Laser Concepts won the SOREDI Prosper Award for Ingenuity. "We often come across companies that are quietly doing their thing without much fanfare," said Colleen Padilla at SOREDI. "This is one of those companies that has been consistently bringing innovative ideas to life since 1991."

Like many firms that depend on highly skilled workers, Diode Laser Concepts searches far and wide for employees and is usually unable to find high-level engineers in the valley. The company has more success hiring production workers locally. Being in the Rogue Valley is attractive when they recruit because the cost-of-living is reasonable, and the area has plenty of entertainment in cities such as Ashland and Jacksonville. "I was raised in the Rogue Valley," he said. "That is why we're here."

The Robinsons are also heavily involved in the community. Mike is president of Pacific Bible College in Medford and an Oregon State University graduate. "We make money so that we can do things for the community," Robinson said. "We are intentionally a family-oriented business and serving the community helps to reinforce that value."

But there are other reasons that this area appeals to him and helps his company thrive. "The city is conducive to business," he said. "There is a true entrepreneurial spirit here that goes below the radar."



Laser Subassembly

THE SOUTHERN OREGON
EDGE

Diode Laser Concepts | 2027 Commerce Dr, Medford, OR 97504 | www.diodelaserconcepts.com | (541) 773-5321

www.SouthernOregonEdge.com by Southern Oregon Regional Economic Development Inc. (541) 773-8946



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*- John White,
Regional Manager
Boise Cascade*

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