

AIRPORT ONE SITE SUMMARY

Located in the heart of the City of Medford, Oregon alongside the Medford International Airport, the Airport One property is one of the few large tracks of State Certified Industrial land available in Oregon. Listed below is a brief summary of the property's characteristics:

Size:	89.1 Acres of which 59 Acres is State Certified Industrial Land. The subject property is cleared and flat and has an elevation of approximately 1335 feet.
Zoning:	State Certified Industrial with an airport radar overlay which restricts buildings to no more than 40'.
Municipality:	The Subject Property is in the City of Medford, Oregon
Utilities:	<p>Power: Served by Pacific Power. The main line is located approximately ¼ mile to the north along Vilas Road. An extension with a 2 mva load may run approximately \$62,500.</p> <p>Water: Served by the Medford Water Commission. A 20" main line is positioned east of Vilas Road. 12" water lines extend down Airway Drive & Industry Way to the property. Pressure is rated at 92 psi. at the end of Airway Drive and 83 psi. at the end of Industry Way.</p> <p>Gas Company: Served by Avista Utilities. There is a 2" 60# line along the north boundary of the property and a 4" 60# line along Vilas Road. Each line has 60 psi.</p> <p>Sanitary Sewer: Served by Medford WWTP, lines managed by the Rogue Valley Sewer Services. A 20" main line runs along E. Vilas Rd. approximately 1500' north of the property. 8" lines serve the property in two locations at the south end of Industry Way and Airway Drive. Lines have a peak flow rate of 370 gpm. And an approximate gpd. of 175,000 (peak 400,000 gpd.) 20" main line has peak capacity of 2 million gpd. No anticipated cost of extension.</p> <p>Storm: Served by the City of Medford and the Department of Environmental Quality. Storm water will most likely be routed to Midway Creek located on the parcel to the west.</p>
Soil Conditions:	Non-irrigated class 4, cove, coker, padigan & Phoenix clays.
Environmental:	Environmental reports available upon request.
Access:	Medco Haul Road, Industry Way, Airway Drive, and a beneficial 1.185 acre access easement from north Runway Drive along the west boundary of the property.

