



# SOUTHERN OREGON



## Low Cost Cold/Climate Controlled Storage and Office Space Lease Rates Start at \$.30 per Square Foot!



38,600 SF of cold/climate controlled storage  
Three spaces from 7,400 to 15,600 SF

5,000 SF Office

### ***661 / 801 Spring Street - Klamath Falls, Oregon***

- Secure cold/climate controlled storage space of 38,600 SF, and 5,000 SF office with yard
- Strategic location serves southern Oregon and northern California markets

#### ***For lease terms:***

*John Rosenthal - Realty Marketing/Northwest  
800-845-3524 - john@rmnrw-auctions.com*

*Jason deVries - Cushman Wakefield  
541-891-9639 - jason.devries@cushwake.com*

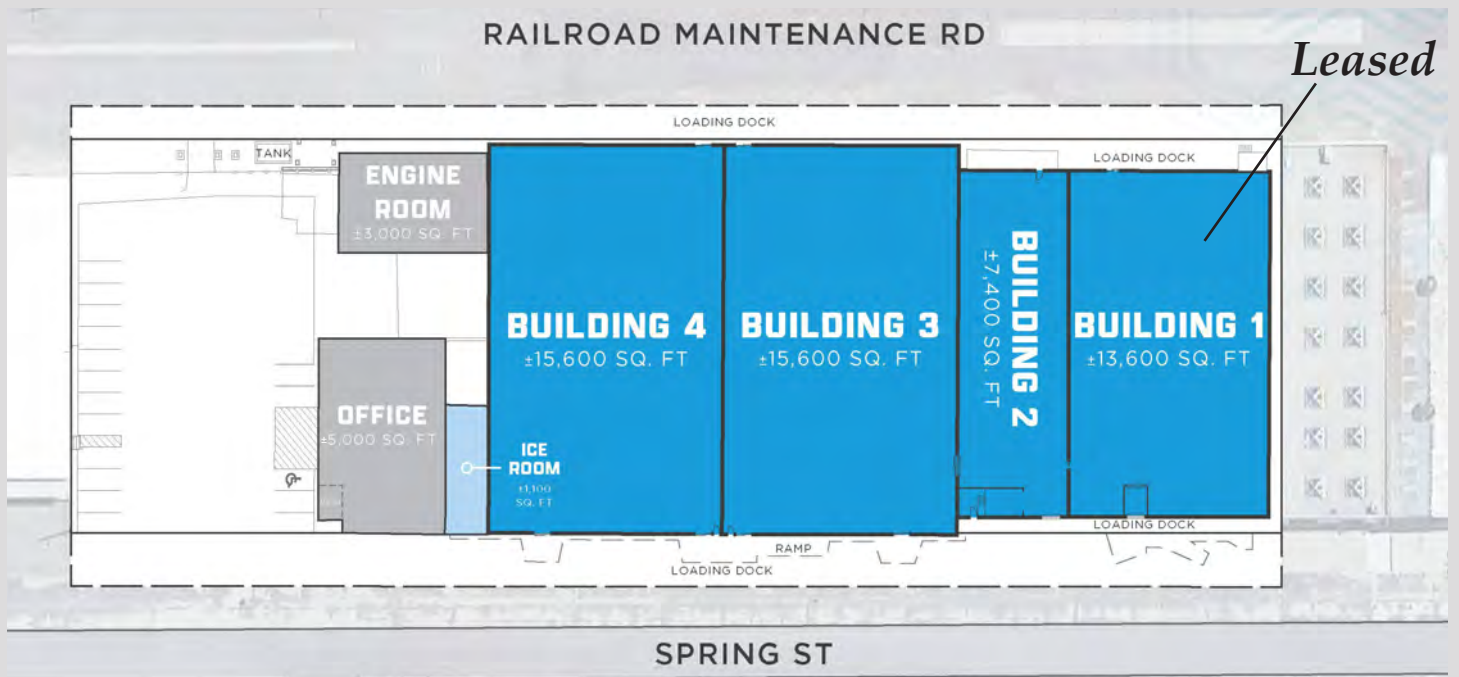
***See back for additional information***

**Realty Marketing/Northwest**

*2310 NW Everett St. Suite 250, Portland, Oregon 97210*



*Adjacent triple net lease 42,400 square foot warehouse available at \$1,525,000 with 11% Cap Rate, or less than \$36 per square foot!*



*For more information:*

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