

# VILAS ROAD INDUSTRIAL ASSEMBLAGE

579, 605 & 61 E. Vilas Rd  
+ Frontage Parcel · Medford, OR 97501

±9.88 ACRES

4 CONTIGUOUS PARCELS

L-I LIGHT INDUSTRIAL

IN-PLACE INCOME

JACKSON COUNTY

ASKING PRICE

**\$2,700,000**

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John L. Scott Real Estate

RARE INDUSTRIAL OPPORTUNITY — SOUTHERN OREGON

# A PREMIER INDUSTRIAL HOLDING



The Vilas Road Industrial Assemblage presents a rare ±9.88-acre light industrial opportunity along the rapidly expanding East Vilas Road corridor in Medford — one of Southern Oregon's most active and tightly held industrial markets. Strategically positioned just minutes from Interstate 5, Highway 62, and Medford Airport, the four contiguous parcels offer outstanding regional connectivity and high-visibility frontage exceeding 480 linear feet along East Vilas Road, a corridor carrying more than 12,600 vehicles per day.

- **±9.88 Acres** across four contiguous parcels with unified access
- **L-I Zoning** supporting manufacturing, warehousing, storage & contractor uses
- **Inside UGB** — no floodplain constraints; buyer to verify overlay
- **\$3,100/mo income** from leased commercial building + rented mobile home
- **Costco & Amazon DC** within 2 miles — regional demand anchors
- **Opportunity Zone** designation with long-term appreciation potential

## CORRIDOR DEMAND DRIVERS

### 12,238

VPD ON E. VILAS

Direct site frontage

### 2 mi

TO AMAZON DC & COSTCO

Logistics anchors

### \$869M

ANNUAL SALES

Within 1 mile

## KEY METRICS

# INVESTMENT SNAPSHOT

**±9.88**

TOTAL ACRES · 4 PARCELS

**\$3,100**

MONTHLY IN-PLACE INCOME

**±480'**

E. VILAS FRONTAGE

**\$2.7M**

\$291K / ACRE

## WHY THIS PROPERTY STANDS OUT

## Outstanding Owner-User & Investor Opportunity

### ±9.88-Acre L-I Assemblage

Four contiguous parcels with ±480' East Vilas frontage

### In-Place Income: \$3,100/mo

±1,800 SF leased commercial building + rented mobile home

### L-I Permitted Uses

Manufacturing, warehousing, storage, contractor yards & service industrial

### Robust Utilities

Public sewer, Avista natural gas, 3-phase + single-phase power, public water

### High-Visibility Corridor

12,600+ VPD · 66' driveway · I-5, Airport & Hwy 62 access

### Regional Anchors Nearby

Costco & Amazon Distribution Center (2024) within 2 miles

### Supply-Constrained Market

One of Medford's fastest-growing industrial corridors with strong absorption

### Opportunity Zone Designation

Long-term tax advantage potential for qualifying capital gains

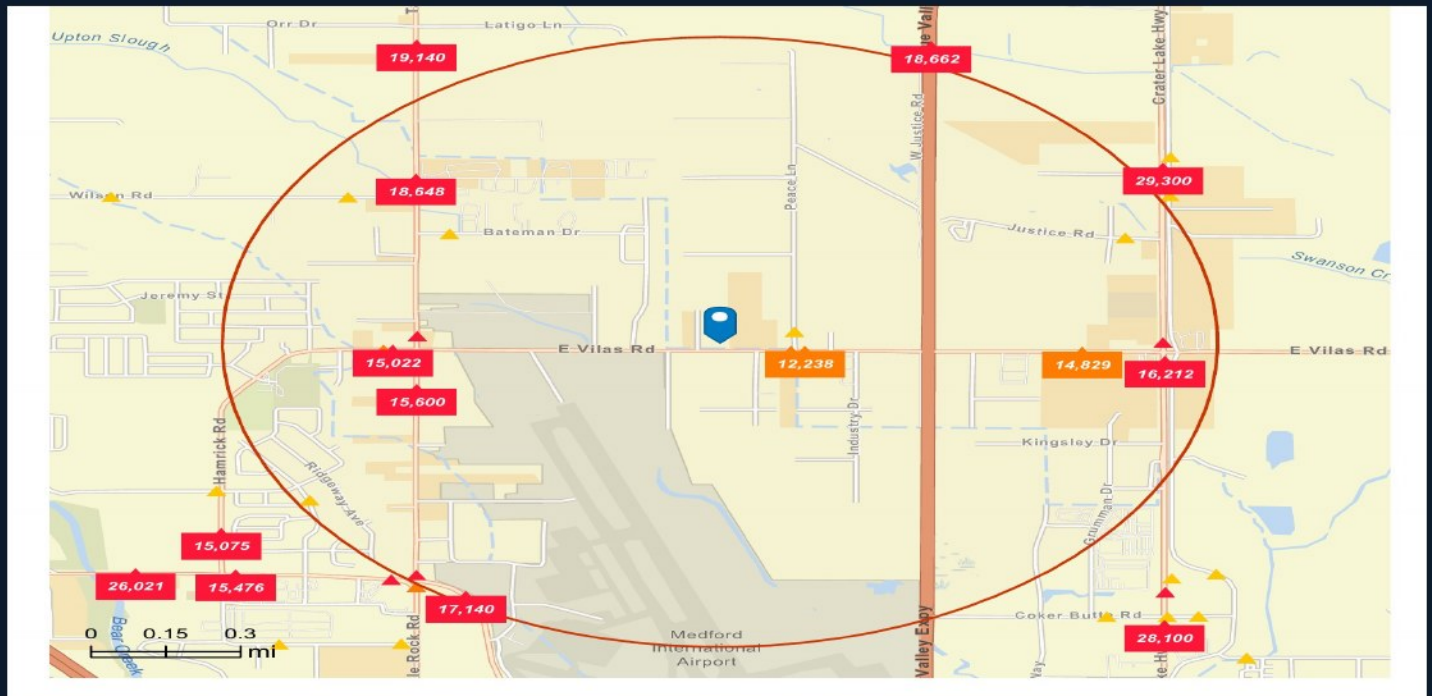
### Multiple Exit Strategies

Owner-user · multi-tenant redevelopment · long-term land bank · 1031 exchange

EAST VILAS ROAD CORRIDOR — MEDFORD, OREGON

# STRATEGIC CONNECTIVITY

The East Vilas Road corridor continues to attract investors, contractors, and logistics users as Southern Oregon's most active and tightly held industrial market. The traffic density within a 1-mile radius of the site confirms exceptional regional accessibility.



Source: Esri Traffic Counts (2025) · 1-mile radius from subject · property marked with blue pin

## CORRIDOR HIGHLIGHTS

- **12,238 VPD ON E. VILAS**  
Direct frontage — 2023 Esri count anchors corridor accessibility.
- **28,100–29,300 VPD ON HWY 62**  
~1 mile north — primary north/south freight & commuter artery.
- **2024 AMAZON DC NEARBY**  
Major logistics anchor driving sustained corridor investment.
- **9.47-AC RV STORAGE ACROSS STREET**  
Confirms active submarket investment — real-time demand signal.

## MARKET SCALE

<b>217</b> BUSINESSES Within 1 mile	<b>3,264</b> WORKERS Within 1 mile
<b>\$869M</b> ANNUAL SALES Within 1 mile	<b>341</b> EMP/100 RES. Established hub

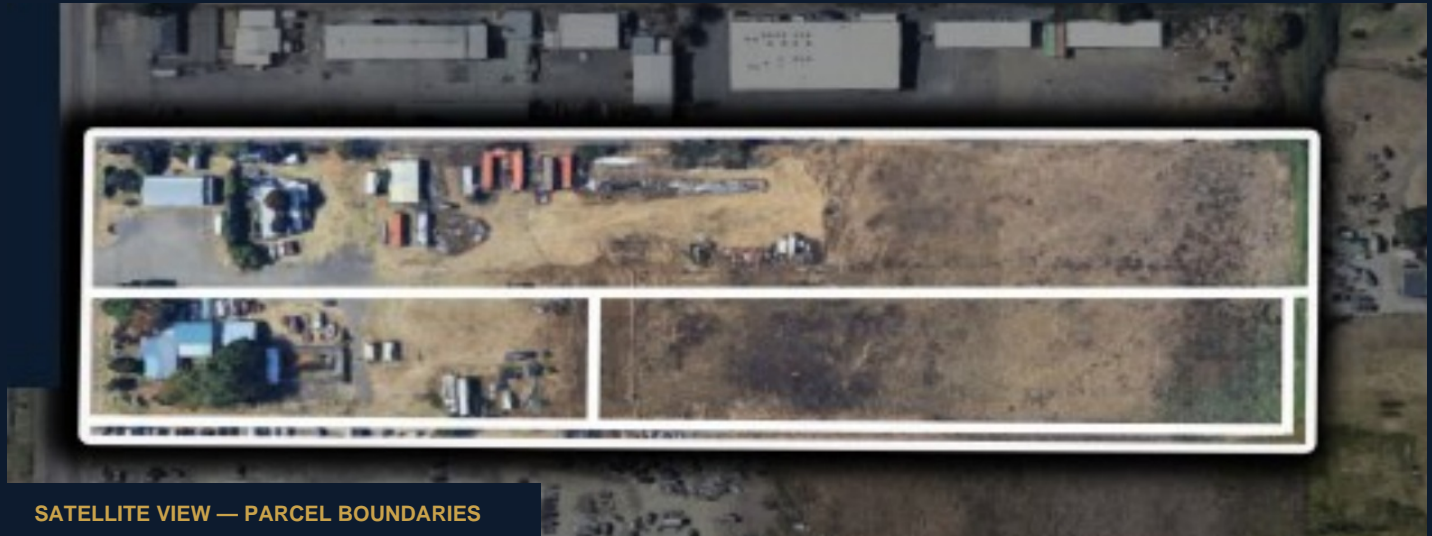
## MAJOR DEMAND ANCHORS WITHIN 2 MILES

COSTCO	AMAZON DC	MEDFORD AIRPORT	I-5 / HWY 62	WHITE CITY
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PROPERTY OVERVIEW

# UNIFIED INDUSTRIAL LAND HOLDING

FOUR CONTIGUOUS PARCELS · ±9.88 ACRES · JACKSON COUNTY, OREGON



SATELLITE VIEW — PARCEL BOUNDARIES

White boundaries outline the four contiguous parcels — ±9.88 acres total along E. Vilas Road.

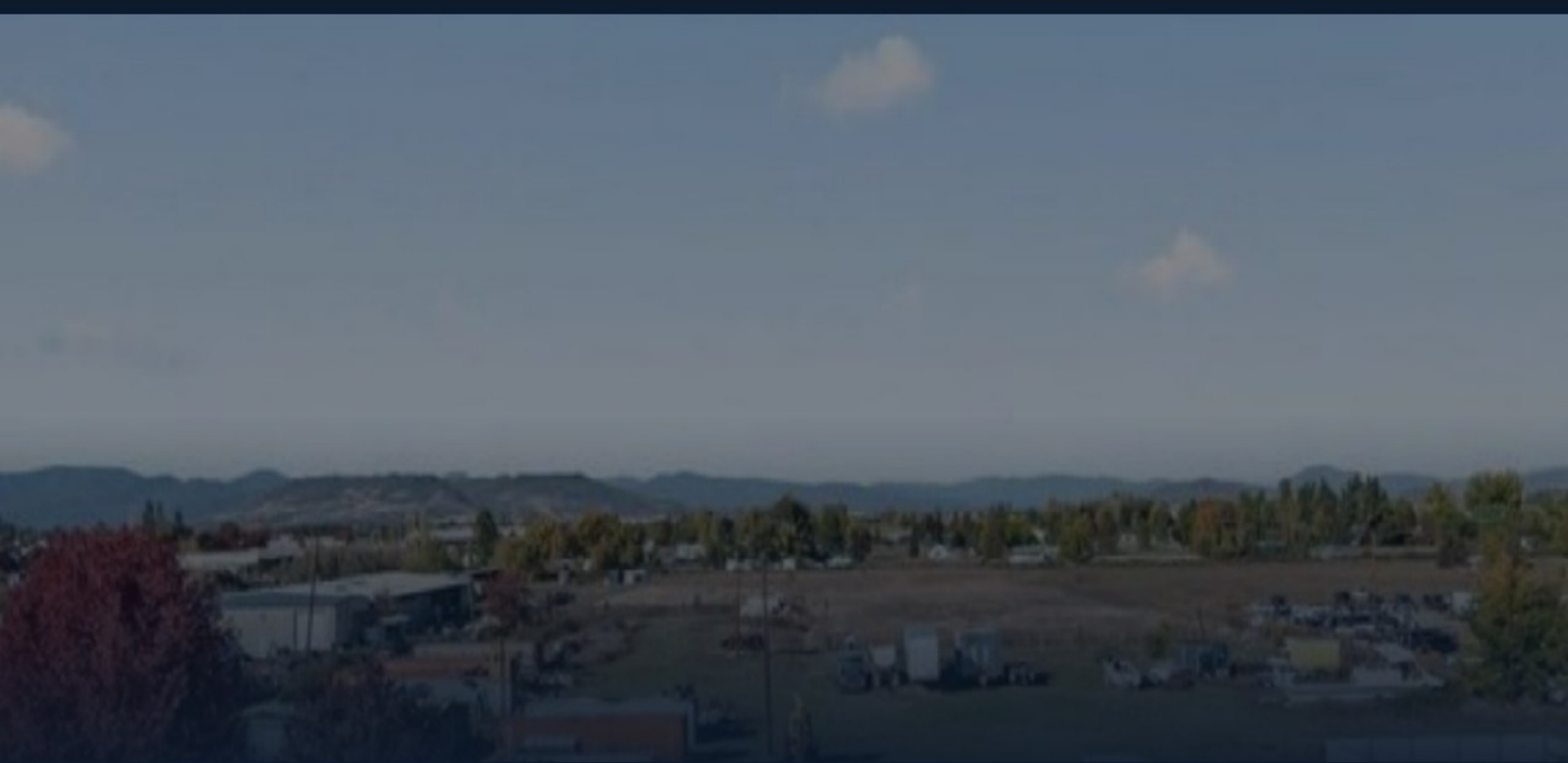
ADDRESS	APN	ACREAGE	IMPROVEMENTS & NOTES
579 E. Vilas Rd	10181867	4.53 ac	±1,800 SF commercial bldg (leased \$2,200/mo) + mobile home (\$900/mo). 3.95 ac surplus land. 3-phase power.
605 E. Vilas Rd	10181883	1.95 ac	1,852 SF residence (1965), 1,184 SF ADU, shop, in-ground pool. L-I land value is primary driver.
61 E. Vilas Rd	10181891	2.41 ac	Unimproved L-I zoned land — level topography, utilities at boundary, development-ready.
Frontage Parcel	30045279	0.99 ac	High-visibility E. Vilas Rd frontage — anchors assemblage with strategic commercial visibility.
<b>TOTAL</b>		<b>±9.88 ac</b>	<b>Unified 66' shared driveway · ±480 LF E. Vilas frontage</b>

**±1,800 SF**  
**COMMERCIAL**  
 Leased · 579 E. Vilas

**L-I**  
**ZONING**  
 Jackson County

**Inside UGB**  
**UGB STATUS**  
 Buyer to verify

**YES**  
**OPPORTUNITY ZONE**  
 Tax advantage



#### THE SITE ADVANTAGE

# RARE NEARLY-10-ACRE INDUSTRIAL FOOTHOLD

Level topography, full utilities, and a shared 66-foot driveway providing direct access to both improved sites — creating a unified industrial holding with scale rarely available in the Medford market. Offered as a single assemblage, supporting phased buildout, owner-user campuses, or multi-tenant industrial development.

- ±9.88 acres across 4 contiguous parcels
- Unified 66' shared driveway
- 3-phase power + public sewer, water, gas
- ±480 LF E. Vilas Road frontage
- Level topography — minimal site prep
- Inside UGB · Opportunity Zone

## ±9.88 AC

TOTAL ASSEMBLAGE

## 4

CONTIGUOUS PARCELS

## ±480 LF

E. VILAS FRONTAGE

ZONING & ENTITLEMENT

# BROAD FLEXIBILITY FOR INDUSTRIAL USES

All parcels are zoned L-I (Light Industrial) within Jackson County, inside the Urban Growth Boundary. This designation supports a broad range of low-impact industrial uses — with annexation and zoning modification providing meaningful long-term upside. Level topography, full utilities, and a unified 66-foot driveway make this one of Southern Oregon’s most development-ready industrial assemblages.

PERMITTED USES

**Light Manufacturing**

Assembly, fabrication, and light production — 3-phase power, high-clearance yard space, direct I-5 and Hwy 62 freight access.

**Contractor Yards & Staging**

Level graded surfaces with 66-foot shared driveway, equipment staging, materials storage, and 4 RV hookups on-site.

**Distribution & Warehouse**

Within 2 miles of Amazon DC and Medford Airport — natural fit for last-mile distribution or regional fulfillment.

**Storage Facilities**

3.95 acres surplus land at 579 E. Vilas plus 2.41-acre unimproved parcel — outdoor or covered storage ready immediately.

**Service & Repair Operations**

3,264 workers and 217 businesses within one mile — consistent demand for trade and service industrial operators.

**Owner-User Campuses**

Scale, unified access, and UGB location support a single-operator campus build-out with room to expand over time.

**Transportation & Logistics**

12,238 VPD on E. Vilas with direct I-5, Hwy 62, and Airport access. Shared driveway designed for trucks.

**Flex / Multi-Tenant Parks**

±480 LF of frontage and 9.88 level acres support multi-bay flex — trading at \$300–\$325/SF with near-zero vacancy.

DEVELOPMENT HIGHLIGHTS

**01 Inside Urban Growth Boundary**  
Clear path to annexation and expanded entitlements — unlocking city services, financing structures, and zoning flexibility unavailable on rural sites.

**02 Phased or Campus Development**  
Full utility stub-outs support phased buildout across ±9.88 acres. Stage future construction without disrupting existing tenants or in-place income.

**03 Zoning Modification Upside**  
Annexation into City of Medford unlocks additional entitlement potential — a long-term value pathway unavailable on encumbered sites.

**04 Robust Utility Infrastructure**  
Public sewer, Avista gas, 3-phase + single-phase power, public water at or near site. Existing building has 3-phase with supplemental meters.

## WHY SOUTHERN OREGON · WHY THIS CORRIDOR

# A DURABLE REGIONAL GROWTH STORY

Medford anchors Southern Oregon's economy as the region's primary employment center, adding jobs steadily over the past decade while absorbing sustained population growth alongside neighboring Eagle Point and Central Point.

As the regional population and business base continue to expand, so does demand for the service-industrial operators, contractors, and small distributors that power everyday commerce and rely on practical, well-located industrial land close to the markets they serve.

Highway 62 is the connective tissue of the region, linking Medford, White City, and Eagle Point and feeding directly into Interstate 5 — making the corridor highly functional for operators whose business depends on fast regional reach for crews, vehicles, equipment, and deliveries.

White City's long-standing industrial base, state enterprise zone incentives, and continuing light industrial planning reinforce the area's appeal — and well-located L-I land like this supports long-term industrial relevance in a market where functional industrial product is not easily replaced.

#1

**REGIONAL EMP. CENTER**

Medford anchors So. OR

3

**CITIES ON HWY 62**

Medford · White City · Eagle Point

I-5

**DIRECT CORRIDOR FEED**

Fast regional reach

10-YR

**JOB & POP. GROWTH**

Medford regional

**INVESTOR TAKEAWAY**

*Flexible industrial product in this corridor is not easily replaced — supporting current utility and long-term value creation.*

**MEDFORD METRO AREA**

Regional population growth over the past decade across the Medford–Central Point–Eagle Point corridor has driven consistent demand for service-industrial real estate near the region's primary employment center.

**STATE ENTERPRISE ZONE**

White City's long-standing enterprise zone designation offers tax incentive programs for qualifying industrial investment — strengthening the corridor's appeal to operators and owner-users.

**INFILL LOCATION ADVANTAGE**

Well-located L-I land inside an established industrial corridor is functionally irreplaceable — operators need proximity to customers, labor, and regional freight connectivity.

**SUPPLY-CONSTRAINED MARKET**

New construction rarely targets small-bay or yard-oriented industrial product. Existing inventory is absorbed and not easily replaced — driving sustained demand and rent growth.

## WHY THIS PROPERTY FITS TODAY'S INDUSTRIAL DEMAND

# BUILT FOR THE DURABLE MIDDLE OF DEMAND

Industrial demand today is increasingly driven by smaller, local and regional users rather than only large-box distribution. National research consistently shows that small-bay, shallow-bay, and industrial outdoor storage (IOS) properties continue to outperform because supply is limited and demand remains durable.

Demand is fueled by contractors, fleet operators, service businesses, light manufacturers, and small distributors who need functional space for equipment parking, yard storage, trailer and vehicle staging, materials laydown, and flexible warehouse/shop operations close to the markets they serve.

New construction rarely targets small-bay or yard-oriented product, and existing inventory is absorbed and not easily replaced — particularly in infill corridors like East Vilas Road. Crews, service trucks, and local distribution routes depend on being close to the customer base — making well-located sites like this functionally irreplaceable.

## WHY THIS SITE FITS — AT A GLANCE

- ±9.88 acres — ideal yard & laydown
- ±480 LF frontage + 66' shared driveway
- 3-phase power, public sewer, gas & water
- I-5, Hwy 62 & Airport within minutes
- L-I zoning · full service-industrial spectrum
- Inside UGB · Opportunity Zone

## A USE-CASE, NOT A LIMIT

*Industrial storage and service-industrial use is a compelling, durable fit — but the assemblage's scale, zoning, and infrastructure equally support owner-user campuses, multi-tenant flex parks, phased buildout, and long-term land banking. Flexibility is the asset.*

## MARKET SIGNALS · CORRIDOR APPRECIATION

## +25–30%

**L-I LAND APPRECIATION**

2024 vs. mid-2025 · per BOV

## ~2x

**SMALL INDUSTRIAL BLDG PRICE**

\$160/SF → \$300–325/SF

## Near-Zero

**FLEX / SMALL-BAY VACANCY**

Medford submarket

EXISTING IMPROVEMENTS

# ON-SITE ASSETS & CASHFLOW

INCOME-PRODUCING TODAY

## 579 E. Vilas Rd — Leased Commercial

The primary income-producing asset of the assemblage. A leased ±1,800 SF commercial building sits on 4.53 acres with ±3.95 acres of surplus land, delivering \$3,100/month in combined in-place income (\$37,200+ gross annual).

**LEASED COMMERCIAL**

**±1,800 SF · \$2,200/MO**

67% showroom/office build-out.  
3-phase power, three supplemental meters, 4 RV hookups.  
Appraiser-rated good quality · 30-year remaining economic life.

**MOBILE HOME RENTAL**

**ON-SITE · \$900/MO**

Separate tenant on the same parcel — diversified tenant base and separate income stream alongside the commercial lease.

**SURPLUS LAND**

**±3.95 AC · UTILITIES IN PLACE**

Level topography, full utilities stubbed at site — ready for phased industrial buildout, contractor yard, or build-to-suit without disrupting existing cashflow.

IN-PLACE INCOME · 579 E. VILAS

**\$3,100/mo**  
CURRENT IN-PLACE

**\$37,200+**  
GROSS ANNUAL

REDEVELOPMENT-READY · LAND VALUE DRIVER

## 605 E. Vilas Rd — Residence + ADU + Shop

A 1.95-acre parcel with legacy residential improvements — a 1,852 SF residence (1965), 1,184 SF ADU above garage, shop building, and in-ground pool. The parcel's L-I land value is the primary driver, with three strategic paths forward available to a buyer.

**1965 RESIDENCE + ADU**

**1,852 SF · 1,184 SF ADU**

Currently vacant. Includes on-site shop and in-ground pool. Residence and ADU are permitted as storage only per Jackson County.

**THREE PATHS FORWARD**

**BUYER STRATEGY OPTIONS**

1. Redevelopment — clear and re-site. 2. Holding — pursue appropriate permitting. 3. Conversion — alternative use subject to county approvals.

**LAND VALUE FOCUS**

**L-I · JACKSON COUNTY**

Value at 605 E. Vilas is driven by the underlying L-I land and its contribution to the unified ±9.88-acre assemblage — not by the existing structures.

**BUYER NOTICE**

*No representations are made as to the habitability, rentability, or permitted use of the residence or ADU at 605 E. Vilas. Buyer to independently verify all permitting pathways with Jackson County.*

PROPERTY PHOTOGRAPHY

# EXTERIORS & STREET PRESENCE

579 E. VILAS RD ASSEMBLAGE · FOUR CONTIGUOUS PARCELS



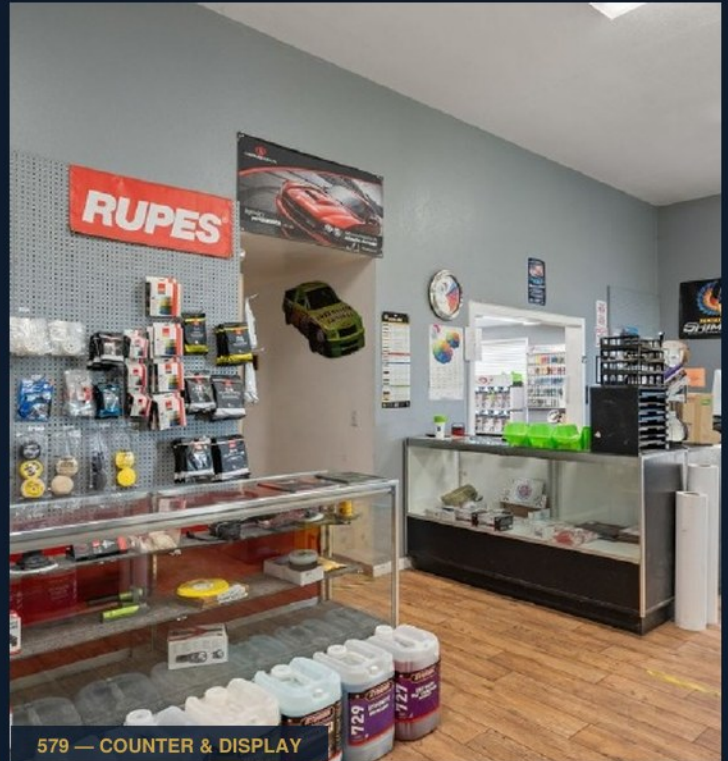
PROPERTY PHOTOGRAPHY

# INTERIORS & IMPROVEMENTS

579 E. VILAS COMMERCIAL BUILD-OUT · 605 E. VILAS RESIDENCE · CORRIDOR VIEWS



579 — SHOWROOM / RETAIL



579 — COUNTER & DISPLAY



605 — RESIDENCE INTERIOR



EAST VILAS CORRIDOR VIEW

REGIONAL CONNECTIVITY · PROPERTY DEFINITION

# SITE IN CONTEXT

The assemblage's position within Medford's industrial corridor — relative to Medford Airport, I-5, Amazon, Costco, and White City — is shown in the regional 3D view. The parcel-level aerial confirms the four-parcel footprint and its relationship to adjacent industrial uses.



**REGIONAL CONTEXT — 3D PERSPECTIVE**

East Vilas Assemblage relative to Amazon DC, Costco, Medford Airport, I-5, Hwy 62 & White City.



**PARCEL AERIAL — ±9.88 AC**

**SITE AT A GLANCE**

**±9.88 AC**

Total assemblage

**4 Parcels**

Contiguous & unified

**±480 LF**

E. Vilas Rd frontage

**66'**

Shared driveway

**L-1**

Jackson County zoning

**UGB**

Inside growth boundary

## DEVELOPMENT SCENARIOS

# THREE PATHS TO VALUE CREATION

The assemblage's scale, infrastructure, and L-I zoning support multiple buildout strategies — from a low-touch hold with existing in-place income to a full flex-park development. The framework below illustrates the directional economics of three common paths. All inputs are buyer-verified assumptions; actual outcomes depend on construction costs, lease-up velocity, market conditions, and entitlement pathway.

## 01 Hold & Lease — Low-Intensity Income

LOW CAPEX

Retain existing in-place income on 579 E. Vilas while leasing the ±3.95 acres of surplus land to contractors or yard-use operators. Minimal site work; immediate cashflow. Suitable for 1031 exchange buyers or long-term land bankers.

EXISTING INCOME	\$37,200+/yr
ADDITIONAL YARD	Buyer to verify
CAPEX	Minimal
RISK PROFILE	Low

## 02 Phased Contractor Yard & Storage Buildout

MODERATE CAPEX

Improve surplus land with graded gravel, fencing, lighting, and gated access to support contractor yards, outdoor storage (IOS), and trailer/vehicle staging. Lease in phases across ±5–6 acres while preserving existing building income.

DEVELOPABLE	±5–6 ac
RENT RANGE	Market
BUILDOUT	12–24 mo
RISK PROFILE	Moderate

## 03 Multi-Bay Flex Park Development

HIGHER CAPEX · UPSIDE

Full-scale development of small-bay industrial/flex on the ±9.88-acre assemblage. Medford comps trade at \$300–\$325/SF with near-zero vacancy — supporting build-to-suit pre-leasing or speculative development.

MARKET VALUE	\$300–\$325/SF
VACANCY	Near-zero
BUILDOUT	24–48 mo
RISK PROFILE	Higher

### DIRECTIONAL ONLY — BUYER TO VERIFY ALL INPUTS

Scenarios above are illustrative frameworks, not committed economics or guaranteed outcomes. Construction costs, achievable rents, absorption timelines, entitlement pathways, and market conditions must be independently verified. Listing Brokers make no representations as to actual returns or feasibility of any scenario.

## JACKSON COUNTY INDUSTRIAL MARKET · 2021–2025

# COMPARABLE TRANSACTIONS

## LAND SALES

ADDRESS	ZONE	AC	DATE	PRICE	\$/SF	NOTES
5480 Table Rock Rd	I-L	5.31	Jan 2022	\$650,000	\$2.81	Below mkt; est. \$5/SF if prepped
1120 Anthony Way	I-L	3.56	Jul 2021	\$693,313	\$4.47	Arm's length; White City
1130 Anthony Way	I-L	1.42	Mar 2022	\$287,926	\$4.65	Same park
Enterprise Dr S. Vilas	I-G	2.13	May 2022	\$410,000	\$4.42	Adjacent corridor
1385 Sage Road	I-G	1.74	Jun 2023	\$300,000	\$3.96	General Industrial: Medford
N/S Commerce Drive	I-L	4.06	Jan 2024	\$1,155,211	\$6.50	Below mkt (Humane Society)
3042 Samike Drive	I-L	1.36	May 2024	\$453,000	\$7.65*	*Adj. for DEQ remediation
802 E. Vilas Rd	Ind.	—	Oct 2024	\$750,000	—	Same-street sale · key indicator
4731 Industry Dr	Ind.	—	May 2025	\$925,000	—	Similar frontage depth
1339 E. Justice Rd	Ind.	—	Jun 2025	\$1,099,000	—	Upper-band comparable
862 Enterprise Dr	Land	—	Jul 2025	\$418,000	~\$8–9	Raw L-I land
4796 Airway Dr	Land	—	Aug 2025	\$167,000	Rising	Confirms rising trajectory

Sources: Jackson County Assessor, SOMLS, Bamford Appraisal Group (2024), BOV (Oct 2025).

## MARKET CONDITIONS — 2024 VS. MID-2025

FACTOR	2024	MID-2025	TREND
Industrial Land (L-I)	~\$6.50/SF	\$8.50–\$9.00/SF	+25–30%
Small Indust. Buildings	~\$160/SF	\$300–\$325/SF	~2×
Buyer Activity	Limited	Strong	Higher demand
Avg. Medford Land Ask	—	\$352,347/acre	Subject ~\$273K

## BUILDING SALES — SMALL INDUSTRIAL / FLEX

ADDRESS	SF	DATE	PRICE	\$/SF
652 W. Dutton Rd	1,471	Mar 2021	\$220,000	\$149.56
200 W. Jackson St	2,154	Apr 2023	\$365,000	\$169.45
6062 Crater Lake Ave	5,684	Jun 2023	\$940,000	\$165.38
1343 E. Justice Rd	5,004	Dec 2022	\$800,000	\$159.87
565 Industrial Cir	8,400	Dec 2022	\$1,202,500	\$143.15
150 Trout Way	9,900	Aug 2023	\$1,500,000	\$151.52

Source: Jackson County Assessor, SOMLS, Bamford (2024). Current market: \$300–\$325/SF.

## PRICING &amp; STRATEGY

# VALUATION & EXECUTION PATHS

## \$2.7M

ASKING PRICE

\$37,200

Gross Annual

In-place

±480'

Frontage

E. Vilas Rd

25–30%

18-Mo Appr.

L-I corridor

## PRICING RATIONALE

Priced at \$273K/acre vs. the Medford-area average \$352K/acre — a meaningful discount on a site assembled with scale, unified access, and ±480 LF of E. Vilas frontage that cannot be replicated. Recent closed corridor sales establish an \$8–9/SF floor — 25–30% appreciation in ~18 months — and assemblage-unlocked value is estimated at 40–45% above what the parcels would trade for individually.

## EXECUTION PATHS — FOUR CLEAR STRATEGIES

01

### Owner-User Occupancy

Infrastructure-ready ±9.88-acre base with 3-phase power, RV hookups, and 3.95 ac surplus land at 579 E. Vilas for immediate yard use or build-to-suit. Occupy all or part; lease the remainder to offset carrying costs.

02

### Phased Industrial Buildout

Level topography and robust utilities support staged construction without costly site prep. Develop in phases while \$3,100/mo in-place income offsets early carrying costs. Preserves capital and allows response to tenant demand.

03

### Multi-Tenant Redevelopment

±480 LF frontage, 66' shared driveway, and assemblage scale fit a multi-bay flex park. Small industrial buildings trade at \$300–\$325/SF with near-zero vacancy — supporting pre-leased or speculative development.

04

### Long-Term Land Bank / 1031

Hold with \$3,100/mo in-place income offsetting carry while the corridor appreciates (25–30% in ~18 mo). Strong 1031 exchange candidate with Opportunity Zone tax benefits, anchored by Amazon DC, Costco & Airport.

## SUITABLE BUYERS

Developers · Owner-Users · 1031 Exchange Investors · Land Investors · Industrial Operators · Contractors

## TRANSACTION &amp; LEGAL

# OFFERING TERMS

## OFFERING TERMS

ASKING PRICE	\$2,700,000
PRICE PER ACRE	±\$291,000 / Acre
OWNERSHIP	Fee Simple
TOTAL ACREAGE	±9.88 Acres (All Parcels Included)
APNS	30045279 · 10181867 · 10181883 · 10181891
ZONING	L-I Light Industrial · Jackson County
IN-PLACE INCOME	\$3,100/month (\$37,200/yr gross) — commercial building + mobile home at 579 E. Vilas. No representations regarding income from 605 E. Vilas; buyer to verify independently.
DUE DILIGENCE	Buyer's sole responsibility
COOPERATION	Broker cooperation invited
NOTE	Street addresses are for reference only. The offering is defined by the four APNs listed above.

## CONFIDENTIALITY &amp; DISCLAIMER

**Confidentiality**

This Offering Memorandum is confidential. Information is proprietary and intended only for the party receiving it from John L. Scott Commercial and Coldwell Banker Pro West RE (the "Listing Brokers") and shall not be made available to others without express written consent of the Listing Brokers.

**Disclaimer of Warranty**

While information is believed to be reliable, neither the Seller nor the Listing Brokers make any representation or warranty, express or implied, as to accuracy, completeness, or suitability for any purpose — including the ±9.88-acre land area, L-I zoning suitability, and condition of secondary improvements.

**Buyer's Sole Responsibility**

Recipient acknowledges that the Listing Brokers are not experts in legal, tax, environmental, or engineering matters. All potential buyers are strongly advised to conduct their own investigation, verify all APNs, and consult professional advisors. The Listing Brokers represent the Seller.

**Improvement Status**

All information regarding legal status, condition, permitted uses, habitability, and rentability of existing improvements — including the structures at 605 E. Vilas Road — should be independently verified by buyer and buyer's counsel with the applicable county and city planning authorities prior to close.

VILAS ROAD INDUSTRIAL ASSEMBLAGE

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PRESENTED BY

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