

FOR SALE > CANBY



# Shovel-Ready Commercial Land

360-380 S SEQUOIA PARKWAY CANBY, OR 97013



## 4-ACRE DEVELOPMENT SITE ±7 MILES FROM I-5

### Offering Overview

- Four separate parcels, 1 acre each, located in the master-planned Canby Pioneer Industrial Park
- Ideal for owner user development with flexible site configuration
- Sites are ready for construction
- Flexible zoning allows for a variety of uses
- Potential for outside fenced yard area
- Located near numerous amenities, with great access to Highway 99
- Lot #3 has an existing well currently designated for farm use

### Economics

- \$1,045,000 (\$6.00 PSF) - All 4 acres together
- \$284,000 per acre (\$6.50 PSF) - Any division less than 4 acres



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**MANUFACTURER'S  
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## M-1 ZONING

Canby's M-1 zoning district provides appropriate locations for combining light, clean industries including industrial service, manufacturing, research/development, warehousing activities, and general office uses and limited retail.

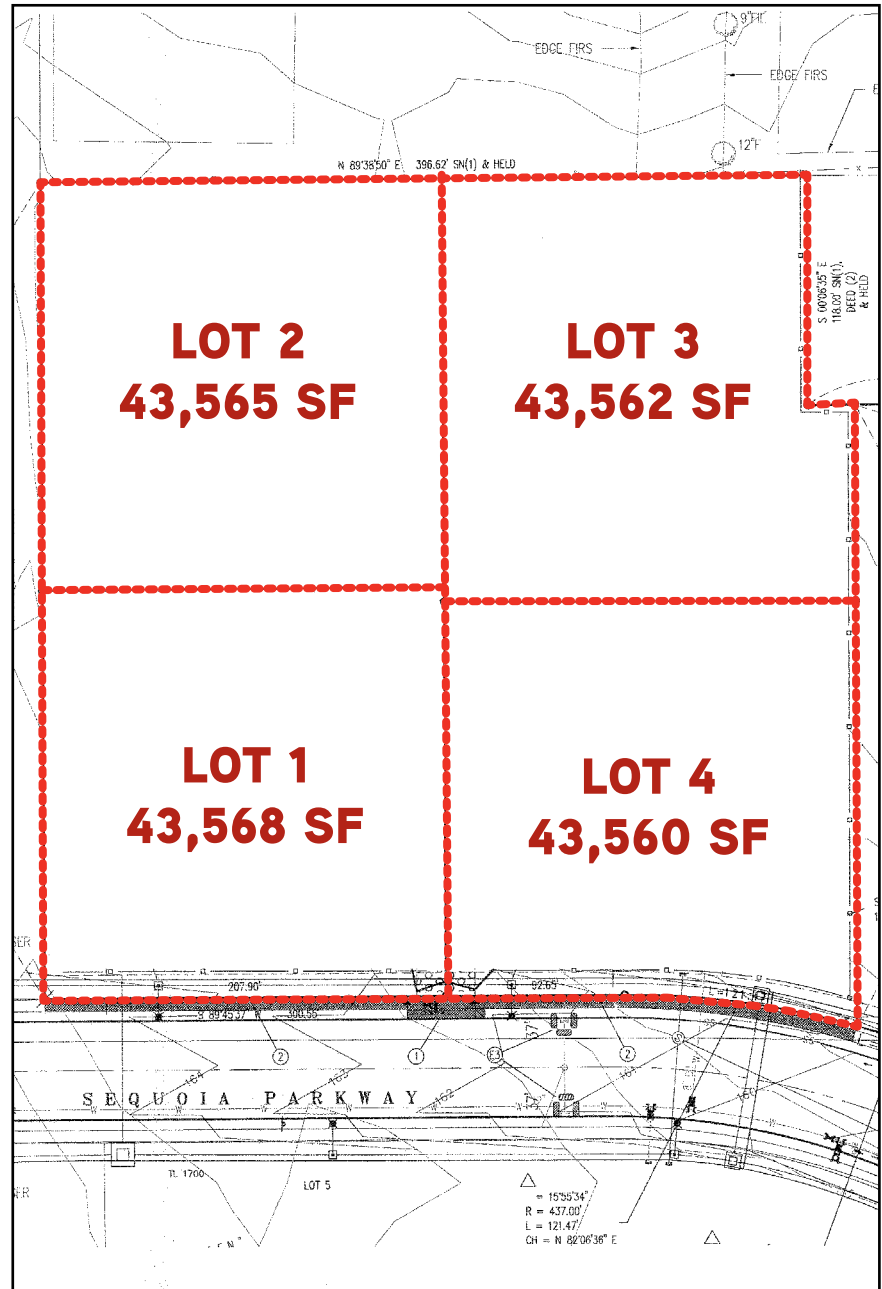
- Manufacturing
- Small fleet vehicle
- Parts assembly
- Self-storage
- Fabrication
- Warehousing
- Contractor office/yard
- Vehicle repair
- Woodworking

## CANBY AREA

- Access to I-5 within 7 miles and I-205 within 9 miles
- Electrical service provided by Canby Utility, which offers lower rates than surrounding areas
- Manufacturing-based labor pool with affordable housing in the surrounding areas of Canby, Aurora, and Woodburn

For more information on Canby, Oregon, please visit:  
[http://www.canbybusiness.com/ec\\_profile.htm](http://www.canbybusiness.com/ec_profile.htm)

Sites can be sold together as 4 acres or individually down to 1 acre parcels

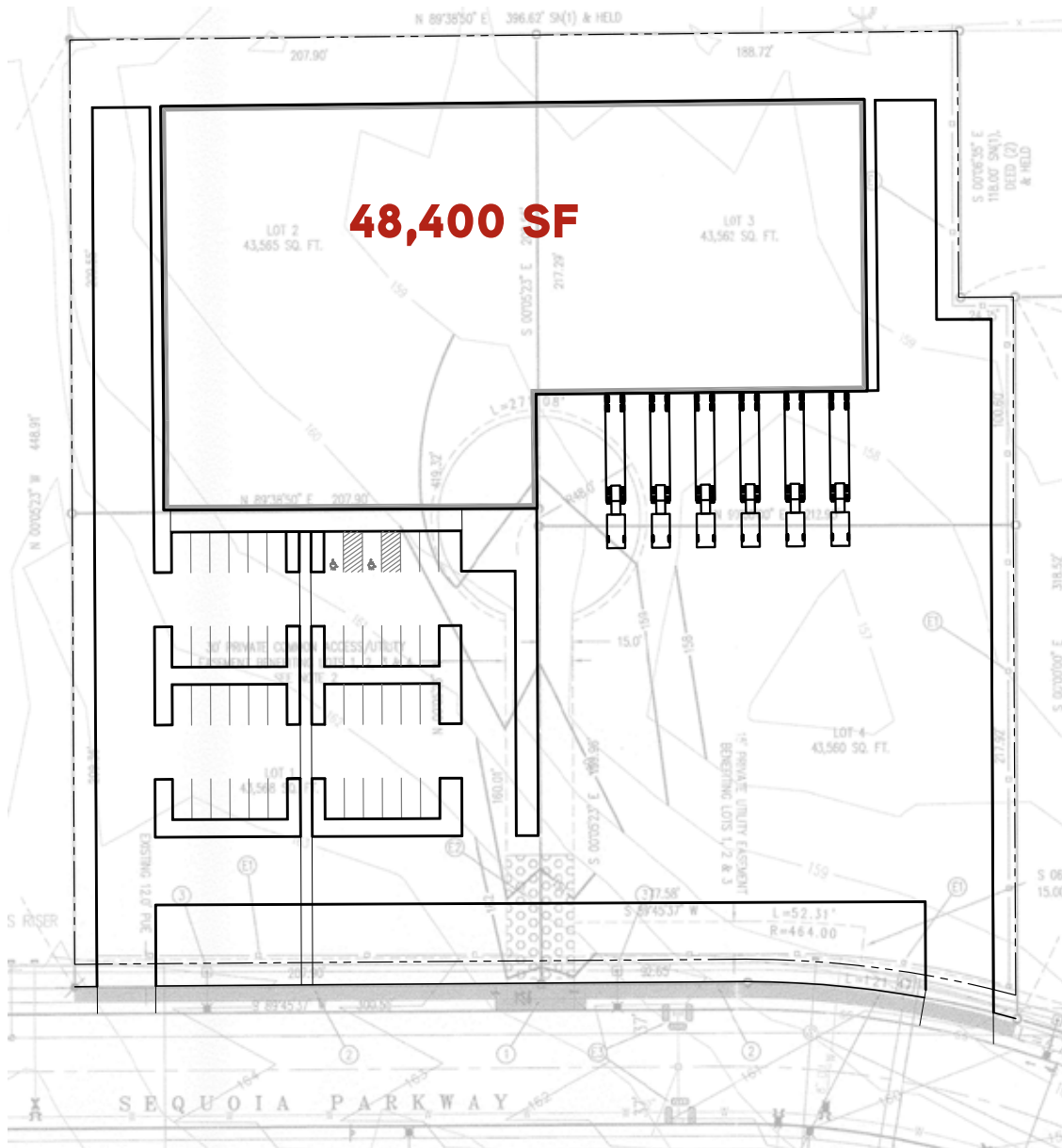


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## SAMPLE SITE CONFIGURATION 1



17700 SW UPPER BOONES FERRY RD. SUITE #115  
PORTLAND OR 97224  
(503) 624-7005



**SCALE** 1 INCH = 50 FEET  
50 0 50 100

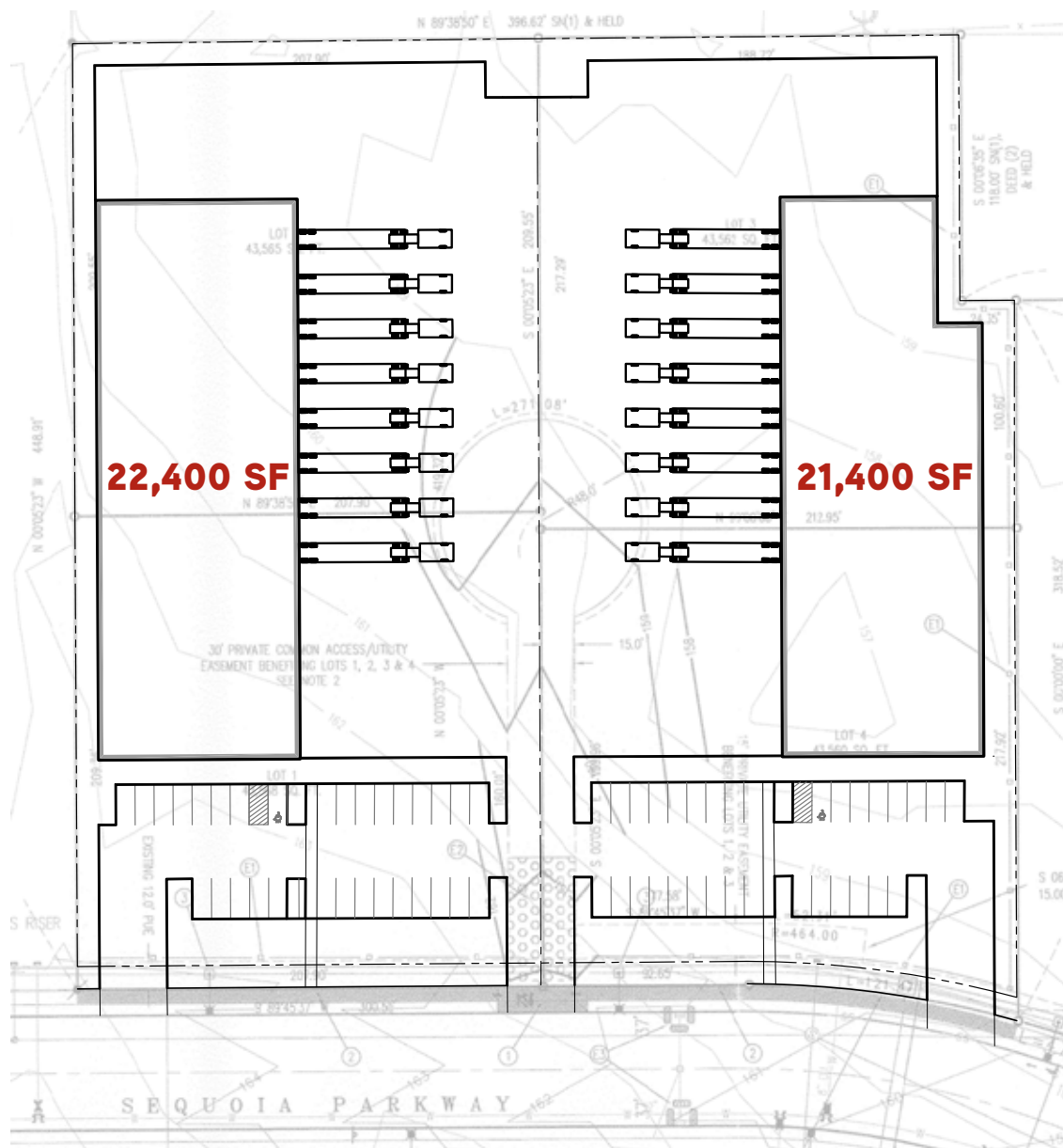


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## SAMPLE SITE CONFIGURATION 2



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50 0 50 100

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