

A Project Of:



INVESTMENT  
DEVELOPMENT  
MANAGEMENT

FOR SALE OR LEASE >

# Sequoia Grove Industrial Park

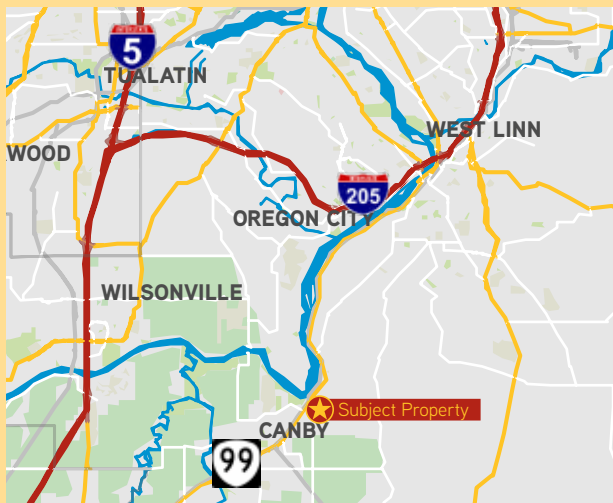
S SEQUOIA PARKWAY  
CANBY, OR 97015

## BUILDING HIGHLIGHTS

### Building A - 39,000 SF

- Dock & grade loading
- Divisible to 19,500 SF
- Power: 2,000 amps, 277/480V, 3-phase

**Spec-to-Suit, Own or Lease, Construction to Begin Spring 2018**  
**Estimated Completion Q4 2018**



## NEW INDUSTRIAL BUILDINGS

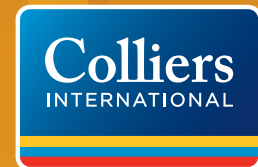
19,500 SF - 39,000 SF

- Concrete tilt construction
- 24' clear height
- Two-tenant configuration
- Still time to customize to your needs
- Locally owned and managed

**Lease:** Please Call for Competitive Pricing

**Sale:** Turnkey building pricing by IDM to be provided upon request

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



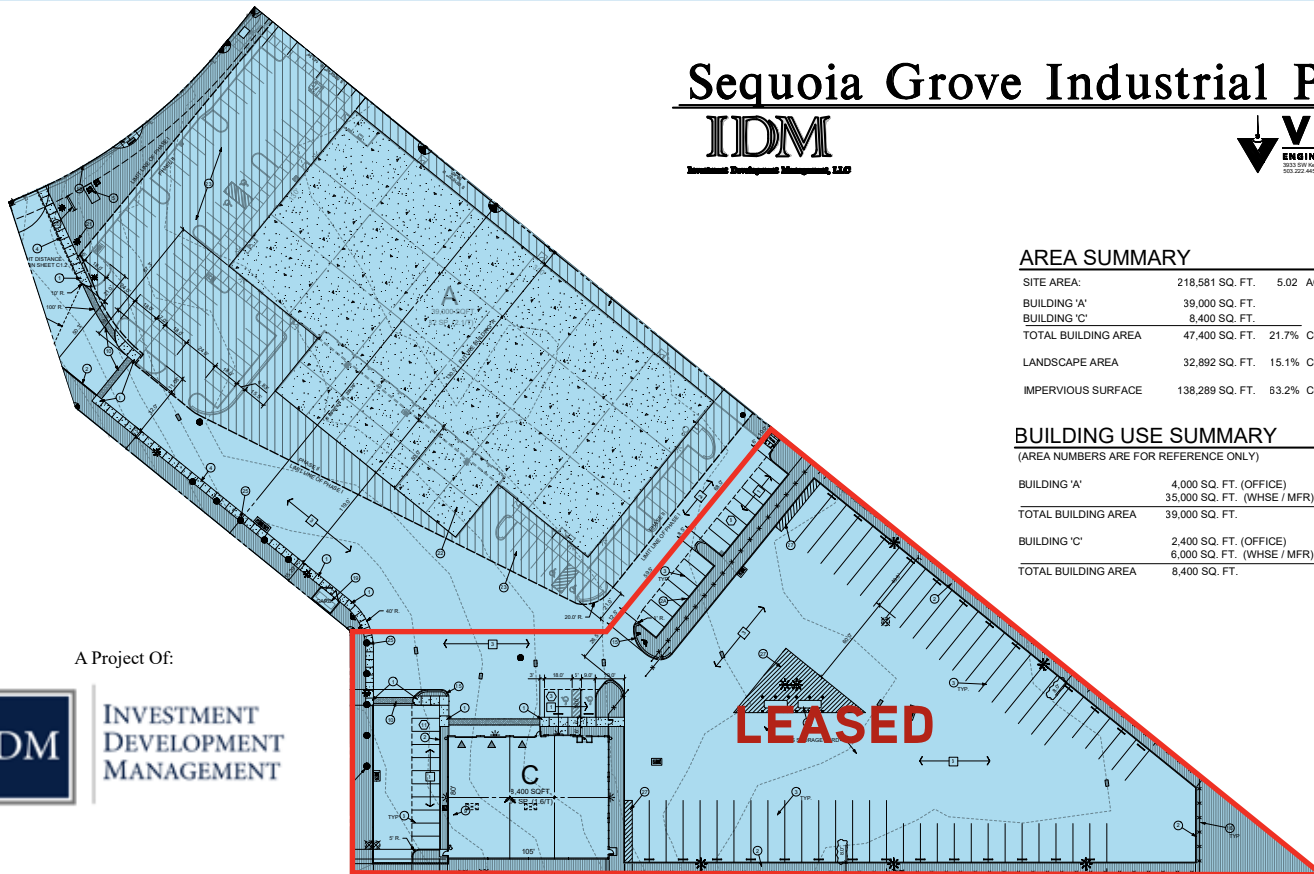
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# CURRENT SITE CONFIGURATION

## Sequoia Grove Industrial Park



### AREA SUMMARY

SITE AREA:	218,581 SQ. FT.	5.02 ACRES (+/-)
BUILDING 'A':	39,000 SQ. FT.	
BUILDING 'C':	8,400 SQ. FT.	
TOTAL BUILDING AREA	47,400 SQ. FT.	21.7% COVERAGE
LANDSCAPE AREA	32,892 SQ. FT.	15.1% COVERAGE
IMPERVIOUS SURFACE	138,289 SQ. FT.	63.2% COVERAGE

### BUILDING USE SUMMARY

(AREA NUMBERS ARE FOR REFERENCE ONLY)

BUILDING 'A':	4,000 SQ. FT. (OFFICE)
	35,000 SQ. FT. (WHSE / MFR)
TOTAL BUILDING AREA	39,000 SQ. FT.
BUILDING 'C':	2,400 SQ. FT. (OFFICE)
	6,000 SQ. FT. (WHSE / MFR)
TOTAL BUILDING AREA	8,400 SQ. FT.

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### Neighboring Businesses

- 1 Fred Meyer
- 2 Wilco Farm Supply
- 3 Kendal Floral
- 4 Premier Gear (Future Home)
- 5 Shimadzu USA Manufacturing
- 6 JV Northwest Inc.
- 7 K.B. Recycling
- 8 BBC Steel Corporation
- 9 American Steel
- 10 Sequoia Grove Apartments

## Property Highlights

- Speculative industrial building for sale or lease
- Concrete tilt construction
- Can accommodate 19,500 - 39,000 SF users
- Dock and grade loading
- 68 parking stalls
- Potential outside storage

## 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



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