

99

**Construction
has begun**

**Spec-to-Suit
Own or Lease**

A Project Of:



INVESTMENT
DEVELOPMENT
MANAGEMENT

FOR SALE OR LEASE >

Sequoia Grove Industrial Park

SE SEQUOIA PARKWAY
CANBY, OR 97015

SEQUOIA PARKWAY

BUILDING HIGHLIGHTS

Building A - 39,000 SF

- Dock & grade loading
- Divisible to 19,500 SF

Building C - 16,800 SF

LEASED

- 8,400 SF
- Built-to-suit
- Excess yard



Jon M. Rubey
Vice President
+1 503 499 0051
jon.rubey@colliers.com



Member of
**MANUFACTURER'S
AFFINITY GROUP**

NEW INDUSTRIAL BUILDINGS

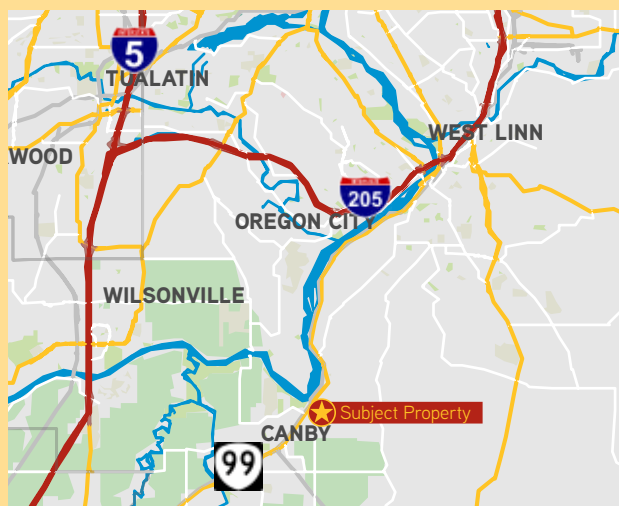
19,500 SF - 39,000 SF

- Concrete tilt construction
- Separate tax lots
- Flexible sizes and configurations
- Still time to customize to your needs
- Locally owned and managed

Lease: Please Call for Competitive Pricing

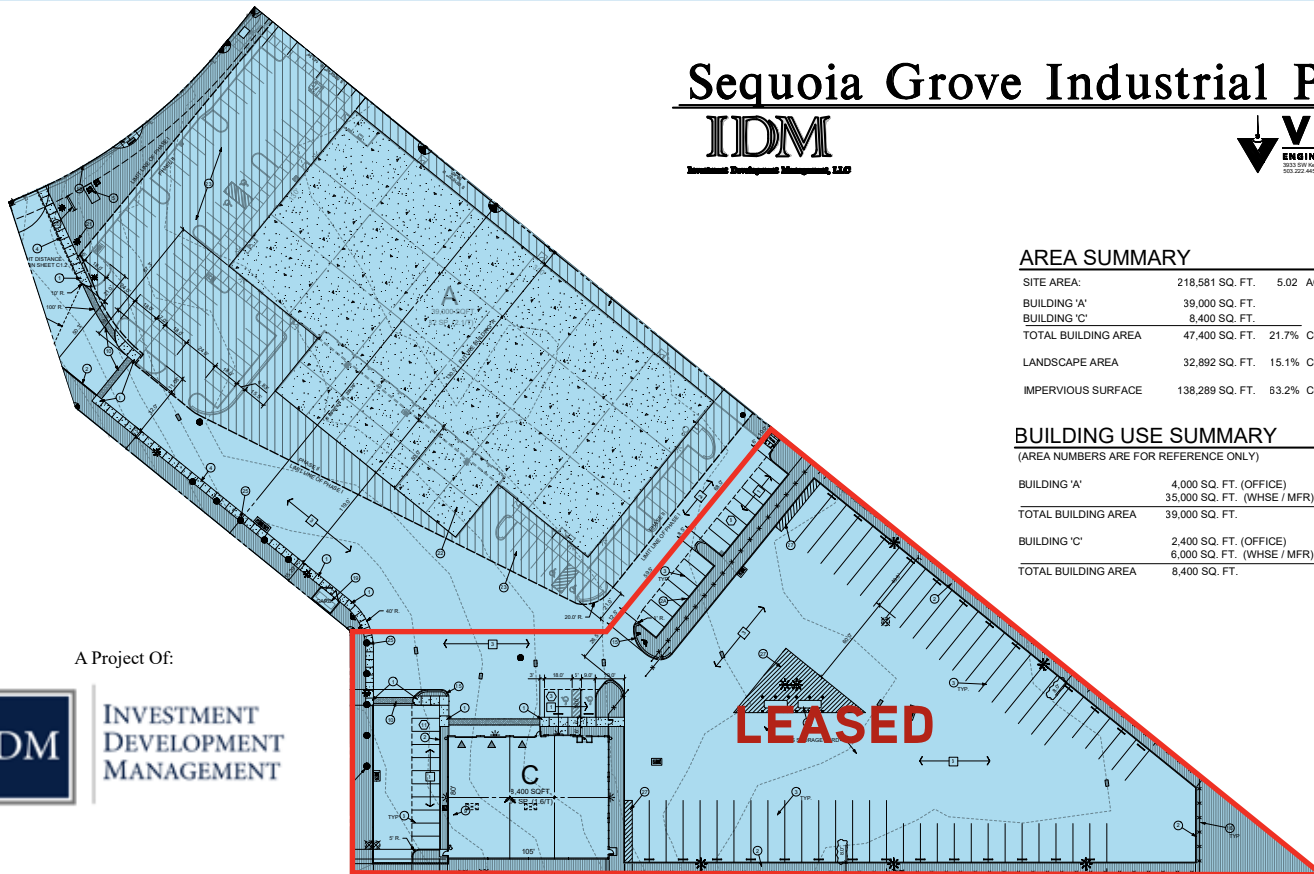
Sale: Turnkey building pricing by IDM to be provided upon request

For more information on Canby, Oregon, please visit:
http://www.canbybusiness.com/ec_profile.htm



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.

A Project Of:



INVESTMENT
DEVELOPMENT
MANAGEMENT

LEASED

Property Highlights

- Speculative industrial buildings 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



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



Jon M. Rubey
Vice President
+1 503 499 0051
jon.rubey@colliers.com



Member of
**MANUFACTURER'S
AFFINITY GROUP**