

6.1 Acres Industrial Land

SE Sequoia & S 4th/Walnut
Canby, Oregon

Parcel # 31E34-01707

6.1 acres of land

Certified shovel ready

Zoned light industrial

Great owner user site

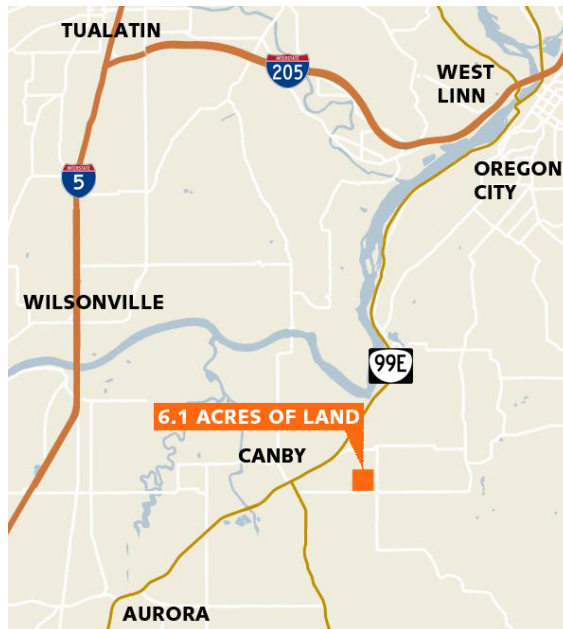
Single or multiple buildings
possible on site

Utilities available on the site

Price \$1,395,000 (\$5.25/SF)



Location



Contact

Jeff Brooks, SIOR

503.221.2296

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6.1 Acres Industrial Land, Canby

BENEFITS OF DOING BUSINESS IN CANBY

The City of Canby is business friendly and eager to help attract new businesses

Zoning allows outside storage and/or fenced yard area for secure parking and storage of materials

Electrical Service is provided by Canby Utility Board, a municipal utility. Power rates are significantly below those in surrounding areas.

Opportunity to own property in an emerging market with strong growth in industrial, commercial, and residential development

Affordable housing for employees and a growing population

Abundant labor pool from Canby and surrounding areas (Portland to Salem)

Located on the I-5 Corridor spine, the site is conveniently located to multiple major arterials

Other businesses in Pioneer Industrial Park include: Bowco Industries, Peco Aerospace Fasteners, Kendal Floral, Pioneer Pump, Shimdazu, BBC Steel, American Steel, and JV Northwest

Industrial/manufacturing job creation and new construction may qualify for credit towards system development changes. Additional information is available from the Canby Urban Renewal Agency.

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