

# FOR SALE



461 NE 3RD AVENUE | CANBY, OR 97013

## MIGHTY MITE INDUSTRIES BUILDING

- |              |  |                 |   |
|--------------|--|-----------------|---|
| » AVAILABLE: | ±20,660 Total SF<br>±2,880 SF Office<br>±1.20 Acres          | » CLEAR HEIGHT: | Main Building at Center: 30'<br>Back Building at Center: 20'                                  |
| » LOADING:   | 2 Dock Doors<br>3 Grade Doors                                | » COMMENTS:     | Turnkey Occupancy! Clear span, paint booth, Canby PUD. Crane rail in place for ±10-ton crane. |
| » ACCESS:    | Adjacent to Canby Fairgrounds, 10 minutes from I-5 and I-205 | » PRICE:        | <del>\$2,375,000 (\$115.00/SF)</del><br><b>\$2,275,000 (\$110.00/SF)</b>                      |
| » POWER:     | 480 Volts, ±2200 Amps  |                 |   |

### CONTACT US

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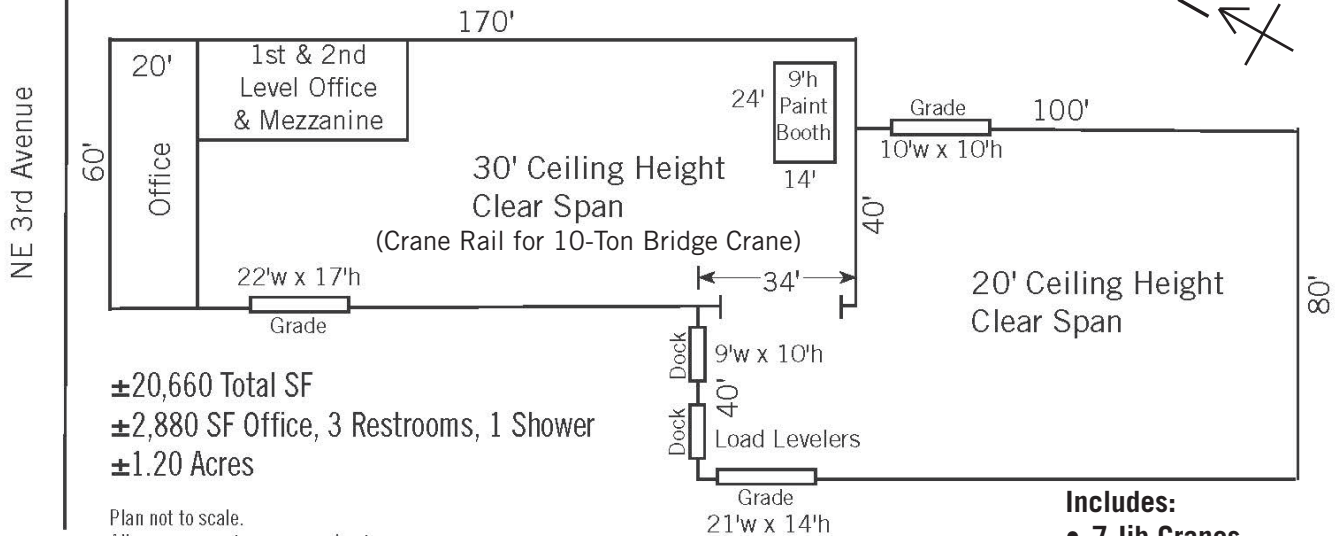
[terry@tolls.com](mailto:terry@tolls.com)

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

## Floor Plan



Plan not to scale.  
All measurements are approximate.

### Includes:

- 7 Jib Cranes
- 1 Air Compressor
- Heavy-Duty Racking
- Modern Phone System

11/5/18



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