

AVAILABLE

# 1.8 ACRES • INDUSTRIAL SITE

CANBY, OREGON



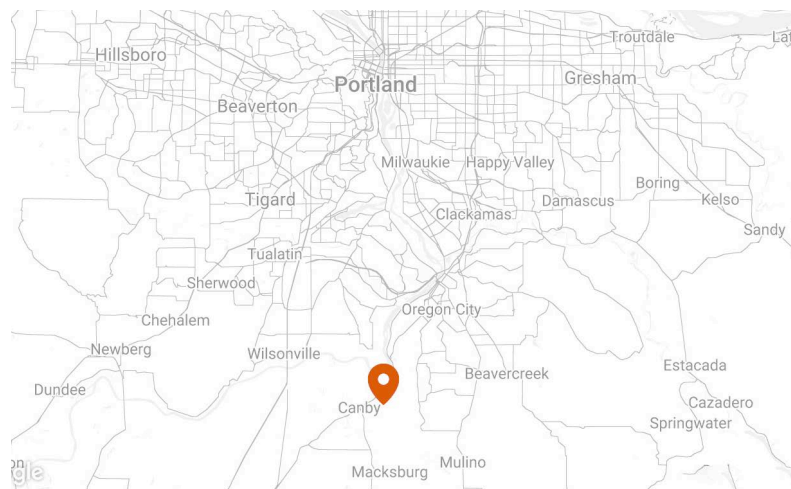
## S Walnut & Sequoia Pkwy • Canby, Oregon

Approved customizable plans for flexible customizable building with branding opportunity. Located in an established industrial area with good services in Canby, Oregon. Good commuter access to Portland and Salem.

- **Lot Size:** Corner lot 1.8 acres
- **Space:** Approx. 28,000 SF
- **Clear Height:** 24 Feet
- **Zoning:** Commercial

### For more information

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robert evans company  
DEVELOPMENT | CONSTRUCTION

[robortevansco.com](http://robortevansco.com)



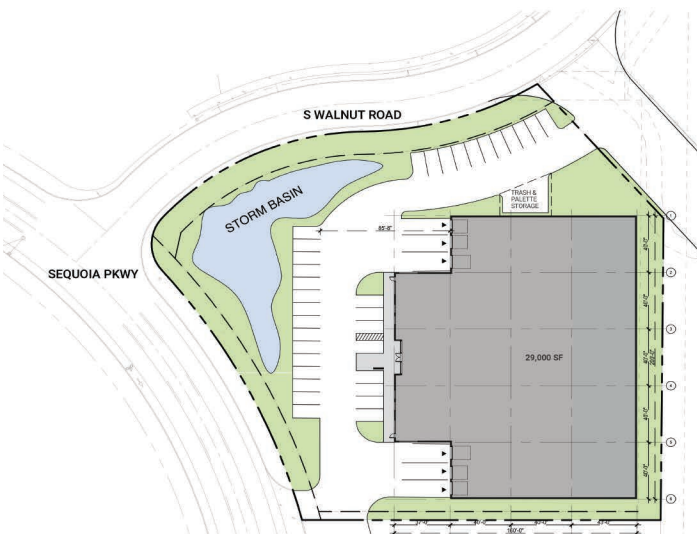
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## Proposed Site Plan



Zone: M-1 Industrial

Site Area: 77,787 sf

Landscape Requirement (15%): 11,668

Parking Requirement:  
Office - 2 stalls/1000sf  
Warehouse - 1 stall/1000 sf

Loading Requirement:  
Industrial/Commercial (25,000-60,000)  
2 required  
Stall Size: 13'x35' - Commercial  
12'x60' - Industrial

Bicycle Stalls Required:  
Offices - 1 space/1000sf  
Warehouse - 1 space / 1000 sf

Building: 29,000 sf  
Parking Count: 35 stalls  
6 loading

## CANBY FOR BUSINESS

This commuter friendly, attractively set industrial property is the perfect site for a new mixed use office or manufacturing building. Like all of our BuildSmart properties, this site is permit ready with approved initial plans for a new industrial building. We'll work closely with you to customize our approved plans, so they meet your individual business needs. Our experienced development and construction team will guide you through the entire process from design and engineering, through construction, landscaping and even move-in.

### Please Contact For Details

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