

Final Thoughts... Why Canby?

Canby, Oregon, a town of 15,865 with strong agricultural roots, offers all the amenities of a larger city. The community is proud of its friendly, pro-business attitude. The 300 acre industrial park is fully served with utilities including natural gas and broadband. A variety of sites from 1 to 60 acres are ready for development. Freeway access is within 10 minutes to two interstate highways. Attractive utility rates and a qualified and available workforce with training resources are at the ready. Consider Canby as a compelling business expansion or relocation option.



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Canby Team Track Rail Feasibility

Nationally, rail shipping is gaining momentum with an increasing level of interest and investment. Rail transportation can be less expensive and can haul four times the load of a truck - especially for long distances. In the region there are relatively few rail served industrial sites to meet an increasing demand. The City is well positioned to take advantage of this potential. It is adjacent to the Union Pacific Mainline and is served by the Oregon Pacific Railroad.

The City is exploring the potential of flexible rail access to multiple users. This access could be used by businesses in the industrial park, in the community throughout the Willamette Valley. The Team Track concept is not new, but there are very few facilities in the State. A feasibility analysis is underway to explore the potential demand for a team track. It will give the city a preliminary idea of what services should be provided, whether one site in the park could accommodate it, and outline a path forward. The study is being conducted by OTAK and Leland Consulting and is funded by an Oregon Transportation Growth Management Grant.

So far, the study has identified several potential users including surrounding nurseries, aggregate providers, wheat growers and local manufacturers, among others. The challenge is how to meet a variety of needs within the time and logistical constraints that the local rail provider and Union Pacific Railroad create. Also the impacts on the park are being carefully considered and any future design will address identified concerns. This is a challenging puzzle. The study will be completed by late January, 2014.

Preliminary findings and stakeholder interview summaries are at: www.ci.canby.or.us or call the project manager, Matilda Deas at 503-266- 0723.

Ideas, questions or interest in development?

Please Contact Renate Mengelberg at 503-266-0701 or mengelberg@ci.canby.or.us www.canbybusiness.com

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Coming Next Summer >>>

- Canby Certified Industrial Sites Status
- Cities Process Streamlining Efforts
- New Developments and Businesses
- City online GIS mapping tools



Canby In the spotlight

Current topics >>>

Fall 2013 Residential Real Estate Trends

By Gina Hosford



Canby's real estate market is holding steady! We experienced a busy summer market for both sellers and buyers. The fall real estate market is showing light inventory with prices holding firm.

While it continues to be a seller's market with light inventory, interest rates are in the low 5% so buyers are winners also.

The median list price here in Canby is \$283,950 as of 10/31/2013; the average price per square foot is \$152 while the average days on the market are 137 according to RMLS statistics.

Construction on Sequoia Parkway Extension Underway

The last segment of the Sequoia Parkway is almost complete in the Canby Pioneer Industrial Park. The bridge deck, a major milestone in the project, was installed before Thanksgiving.

Canby's Urban Renewal Agency is investing \$4.2 million in the project because it will make the final phase of the park development ready. The extension will add critical transportation access and other infrastructure to 60 acres of prime land actively on the market. The project also provides efficient internal circulation within the park.

The extension of this major arterial will serve Phase III of Canby's premier industrial park. The new road begins near Township Road and the American Steel facility. It will connect with SW 13th Avenue. This project entailed building a bridge over the Oregon Pacific Railroad line.

Work began in July and will be finished next spring. Tasks yet to be completed include road paving, adding sidewalks and installing railings over the bridge section of the road.

North Santiam Paving Company is the general contractor and the subcontractor on the bridge portion is Carter & Company. Curran McLeod is the project's engineer and Oregon Bridge Engineering Company is the bridge design consultant. For more information see: www.ci.canby.or.us



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New Canby Developments



Newly Opened!

- **Allegro Dance Studio** recently opened their new 12,600 sq. ft. studio on SE 2nd Avenue. About 1,800 sq. ft. of space is available for lease. See photo above.
- **Johnson Controls**, a long time manufacturer of car batteries has completed their 2,970 sq. ft. addition to their existing building.

Construction Underway

- **SMS Auto Fabrics**, has broken ground on a 14,400 sq. ft. addition to their existing building. They provide the world's largest inventory of automobile cloth and vinyl for auto upholstery headliners and vinyl tops.



Residential Development

- **Northwood's Estates Phase 2** – A number of custom homes have been completed or are under construction in Phase One. Thirty-three new home sites with about 8,000 sq. ft. lots will be on the market in early 2014. The Northwood's Park (pictured above) is under construction and features a dinosaur themed play area, open space and walking paths.
- **Dinsmore Estates II**, is in the process of adding 39 6,000+ to 8,000 sq. ft. lots on 9.56 acres at S. Ivy Street. Several new homes are in various stages of completion. Prices are expected to be in the mid \$200,000 range.



Why Jobs Are Headed Our Way!

Canby Pioneer Industrial Park - It's on Nearly Everyone's Industrial Land Shopping List

By Allen Patterson, SIOR, Capacity Commercial and Terry Tolls T.N. Tolls Company

Why Canby? Canby has the land and other areas do not.

Areas to the north of us are virtually out of fully-served, ready-to-go industrial sites. What they have are challenging, leftover industrial sites. The challenges are those with wetlands, difficult topography, odd-shaped lots, and environmental issues. These items force users to look elsewhere.

In fact, when compared to 2012, the single reason for higher construction hard costs of tilt-up warehouses in 2013 has been primarily due to the cost to solve these land issues as opposed to material and labor costs.

In addition to the availability of land, here is what the Canby Pioneer Industrial Park (CPIP) has available that already attracted existing industry, and what future industrial companies are seeking:

- A variety of land sizes at very competitive prices.
- One of the largest rail sites available for sale.
- An abundant labor force both immediately north and south of Canby.
- An excellent selection of housing alternatives both in Canby and within an easy commute of Canby for employees and executives alike.
- Easy access to two freeways, not just one.
- Less than ten minutes from the Regional Aurora Airport Jet Center.
- Canby's PUD (Public Utility District) may mean lower power costs.
- State-of-the-art phone and fiber optics throughout the CPIP.
- Newer concrete tilt-up buildings providing an industrial synergism for newcomers.

- Existing well-established base of industrial companies.
- Permit process and design review for new construction can be held concurrently.

Throughout the Region, the supply of existing industrial buildings priced below replacement cost is finally being sold off. The demand for land is rising. That need is good news for land owners in the CPIP who are nicely positioned to take advantage of this increased interest.

Now that the economy is finally picking up and the existing supply of buildings in other metro areas is dwindling, Canby has one of the few industrial parks with vacancy for future expansion of existing companies – and the ability to add more jobs in the process.

The overall industrial market is slowly but steadily improving. The Portland Regions' four counties (Washington, Multnomah, Clackamas and Clark) are at 6.9% vacancy compared to the US industrial vacancy rate of over 8%.

There are now more companies moving into industrial buildings than leaving them. Construction is now on the rise. In the entire four-county Portland Region, there were only five new industrial buildings built in 2010, four built in 2011, sixteen built in 2012 and ten new ones built through the third quarter of 2013.

Footnotes:

- 1: From Perlo Construction data.
- 2: From CoStar data.

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Aerial View of the Canby Pioneer Industrial Park



Trend Business Center



Allen Patterson
Capacity Commercial



Terry Tolls, T. N. Tolls Company

Canby Welcomes Cascade Engineering Technologies!



A longstanding aerospace contract manufacturer is moving to the Canby Pioneer Industrial Park. Cascade Engineering Technologies, Inc. is installing equipment now to their new location. They found a 34,500 square foot manufacturing building at 361 S Sequoia Parkway that perfectly met their needs. The new building is 2.5 times larger than their existing space, enabling them to grow dramatically.

The company specializes in designing, manufacturing and testing high quality primarily titanium components for the military and commercial aviation sector. The company can deliver very complex parts at extremely high tolerances (to 50 millionths of an inch!). They also provide high quality CMM and First Article Inspection services to the Pacific Northwest,

They will bring their world class metrology lab to Canby. In addition they specialize in complex configurations, investigational analysis and technical consulting. Major customers include Precision Castparts, Lockheed Martin, Boeing, and Selmet among others. The 25-year-old company was formerly located in the Oak Lodge area near Milwaukie, Oregon.

Cascade Engineering Technologies, Inc. will bring 35 highly skilled jobs to Canby. They have a scalable process that will support their strong growth potential and future expansion plans. Over time the company plans to grow to 150 employees over five years and possibly to 350 in ten years.

For more information, See: www.cmm-measure.com

