



FOR SALE



# CANBY PIONEER INDUSTRIAL PARK

## Industrial Land

± 2.06 Acres (89,734 SF) | \$1,435,744 (\$16/SF)

### 398 S Sequoia Pkwy, Canby, OR 97013

- 2.06 acre fully served site in the heart of the 365-Acre Canby Pioneer Industrial Park
- Highly visible location next to Caruso Produce and across from Premier Gear
- Zoned M-1, Light Industrial-Manufacturing/Distribution Uses
- Low cost utilities via Canby's Power PUD and competitive water rates
- Design & build your own 20-60,000 SF facility
- Competitive financing resources available

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## PROPERTY SUMMARY



| PROPERTY DETAILS |                                                                  |
|------------------|------------------------------------------------------------------|
| Address          | 398 S Sequoia Pkwy, Canby, OR 97013                              |
| Land Size        | ± 2.06 Acres (89,734 SF)                                         |
| Dimensions       | 220' x 386' x 186' x 270'                                        |
| Zoning           | M-1 Light Industrial, City of Canby                              |
| Environmental    | Phase 1 Completed                                                |
| Utilities        | City sewer/water; Canby PUD power; NW Natural; Direct Link-Fiber |
| Contractor       | Robert Evans Company                                             |
| Sale Price       | \$1,435,744 (\$16/SF)                                            |

### Location Features

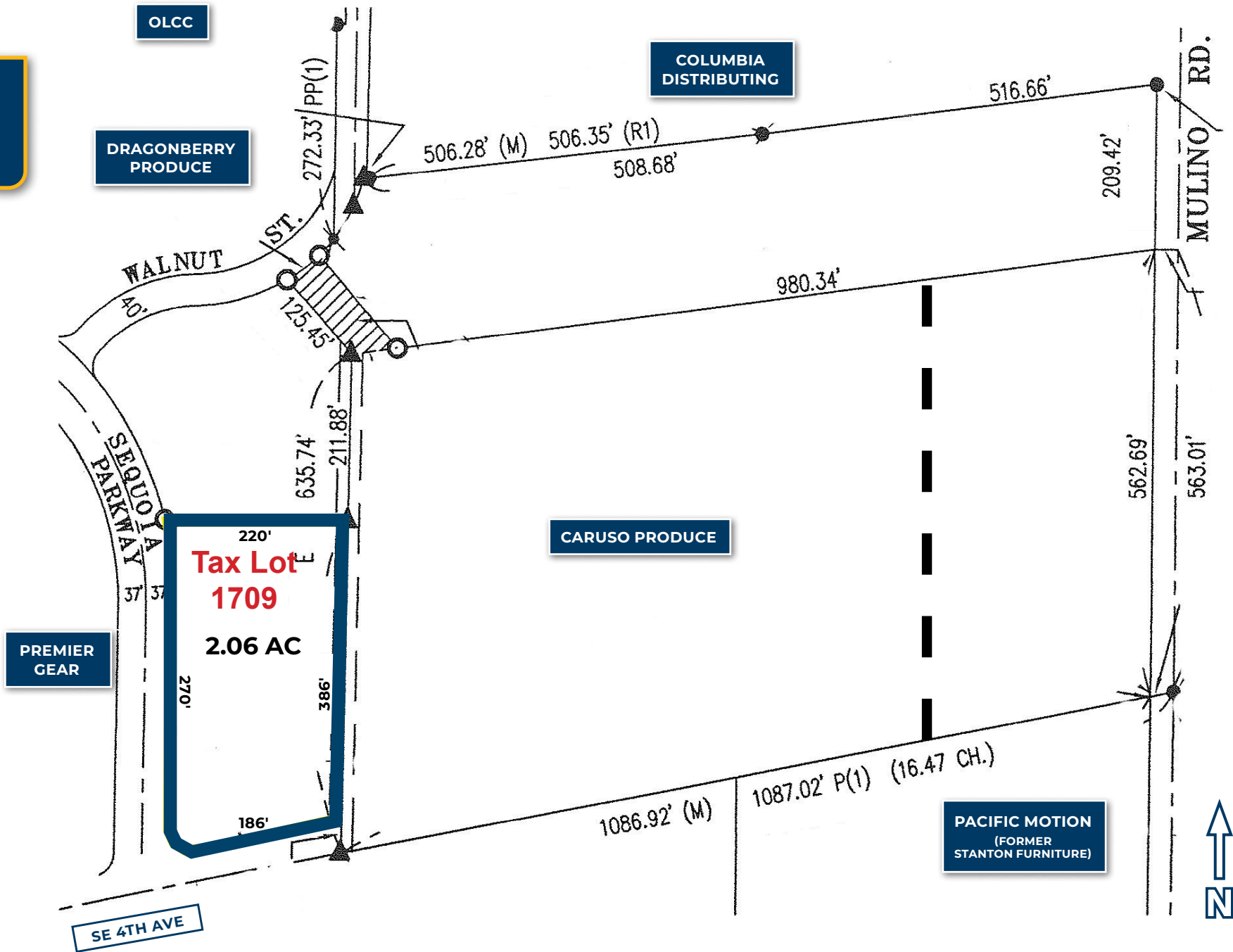
- Premier Willamette Valley location in the Canby Pioneer Industrial Park
- 1 block from S. Walnut Street, the new direct bypass to Hwy-99E to the North
- 10 minutes from both I-5 & I-205
- 25 minutes to PDX
- Canby Area Transit serves Wilsonville & Clackamas Town Center Park N Rides during Peak hours
- Adjacent 2 acres also available.
- New Federal tax incentives for manufacturing types.

### Nearby Highlights

- Fred Meyer Supercenter with restaurants/professional services
- Starbucks
- Columbia Distributing
- OLCC Distribution Center (Groundbreaking 2025)
- American Steel; Lamprose Steel
- Former Stanton Furniture (Pacific Motion)
- Kendal Floral
- Wilco Farm Store
- Ebner's Meats & Deli
- Gwynn's Willamette Coffee House
- Oregon City Brewing
- Wait Park



# TAX MAP





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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