



SEQUOIA

LOGISTICS CENTER

S TOWNSHIP RD & SEQUOIA PKWY, CANBY, OR 97013
±778,720 SF BUILD-TO-SUIT LOGISTICS CENTER
AVAILABLE FOR SALE OR LEASE
PROJECTED OCCUPANCY: 2025

Trammell Crow Company

 **Kidder
Mathews**

**KBCADVISORS**

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KIDDER MATHEWS

101 SW Main St, Suite 1200,
Portland, OR 97204



PROPERTY ADVANTAGES

- ▶ **Build-to-Suit** potential for flexible size
- ▶ **Cross Dock** (the only building of its kind in the surrounding area)
- ▶ **Easy access** to I-5 & I-205
- ▶ **Business friendly** environment (no business tax, license fee or sales tax)

ALLOWED USES



MANUFACTURING



FOOD PROCESSING
COLD STORAGE



FREIGHT TERMINAL



WAREHOUSE/
DISTRIBUTION



778,720 SF



PROPERTY SPECS

- DOCK DOOR
- DRIVE IN DOOR

778,720 SF
BUILDING SIZE

BTS SF
OFFICE

620'x1,256'
BUILDING DIMENSIONS

729 SPACES
AUTO PARKING

238 SPACES
TRAILERS

141 SPACES
LOADING DOCKS

CROSS
LOADED

40'
CLEAR HEIGHT

135'
TRUCK COURT DEPTH

8,000 AMPS
POWER

FULLY
FENCED & SECURED





INGRESS/EGRESS



EXIT 8
9 MILES

EXIT 282
9 MILES

EXIT 278
9 MILES

SEQUOIA LOGISTICS CENTER

KEY ACCESS POINTS

HIGHWAY 99E	1 MILE
INTERSTATE 5	8 MILES
INTERSTATE 205	9 MILES
HIGHWAY 99W	19 MILES



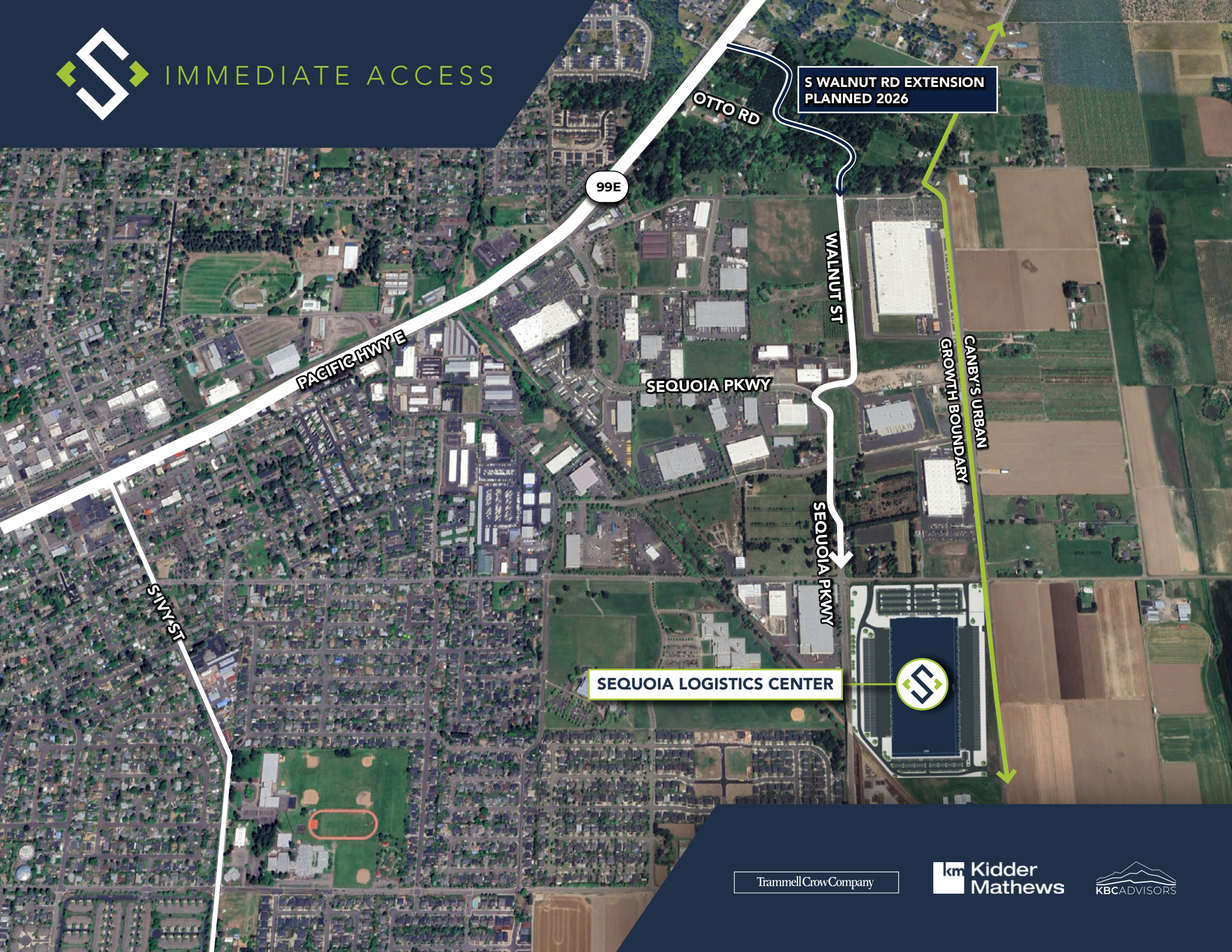
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IMMEDIATE ACCESS



S WALNUT RD EXTENSION
PLANNED 2026

99E

PACIFIC HWY

OTTO RD

WALNUT ST

SEQUOIA PKWY

CANBY'S URBAN
GROWTH BOUNDARY

SEQUOIA PKWY

SINY ST

SEQUOIA LOGISTICS CENTER



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Mathews**

 **KBCADVISORS**



WAREHOUSE WORKERS

Drive Time	2023 Population	2022 Resident Workers	2017-2022% Change In Resident Workers	2022 Net Commuters	Average Hourly Earnings
15 MINS	89,272	717	29%	110	\$19.24
30 MINS	762,573	11,819	2%	2,789	\$19.24
45 MINS	2,218,553	35,810	7%	3,252	\$19.24



FORKLIFT DRIVERS

Drive Time	2023 Population	2022 Resident Workers	2017-2022% Change In Resident Workers	2022 Net Commuters	Average Hourly Earnings
15 MINS	89,272	60	22%	47	\$20.83
30 MINS	762,573	829	-14%	140	\$20.83
45 MINS	2,218,553	2,643	-7%	-173	\$20.83





DISTRIBUTION REACH

CALGARY

DRIVE TIME

POPULATION

3 HOURS

5,024,560

6 HOURS

11,452,955

9 HOURS

14,241,050

11 HOURS

18,919,213

VANCOUVER

VICTORIA



SEATTLE

OLYMPIA

PORTLAND

SALEM

PORTLAND

SALEM

6 HOURS

3 HOURS

9 HOURS

11 HOURS

HELENA

BOISE



PORTLAND | 21 MILES



PORTLAND INT'L AIRPORT | 26 MILES



PORT OF VANCOUVER | 36 MILES



PORT OF TACOMA | 169 MILES



SEA-TAC INT'L AIRPORT | 187 MILES



PORT OF SEATTLE | 197 MILES

SALT LAKE CITY

CHEYENNE

DENVER

AURORA

COLORADO SPRINGS

CARSON CITY

SACRAMENTO

OAKLAND

SAN FRANCISCO

SAN JOSE

FRESNO



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