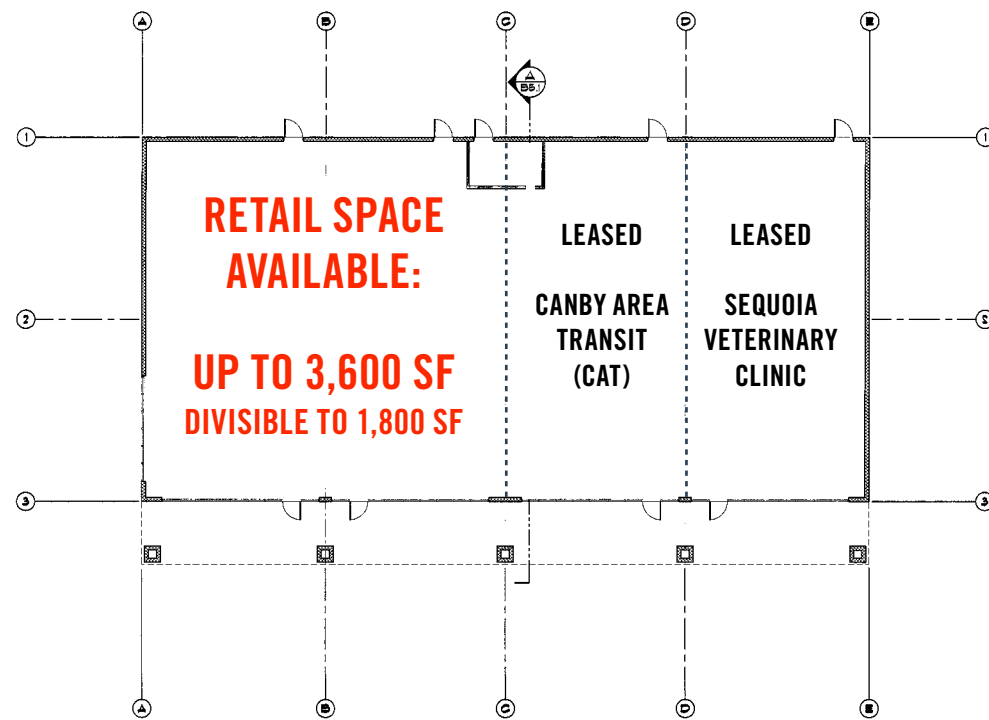


# SEQUOIA COMMERCE CENTER

195 S. HAZEL DELL WAY • CANBY, OREGON

- LOCATION:** Located on the northeast edge of Canby, adjacent to Hwy 99E in the Canby Pioneer Industrial Park, and just 10 minutes from both I-5 & I-205. Hwy 99E Visibility.
- PROPERTY:** Retail - 3,600 SF Divisible to 1,800 SF  
 Industrial - Two 1-Acre Industrial Sites for Future Development
- AMENITY:** An opportunity to live and work in the same community. Canby is known for its excellent school district.
- PARKING:** Excellent 4 per 1000 Ratio
- ZONING:** C-M Commercial Manufacturing
- PRICE:** Call for Quote



SCHEMATIC ARCHITECTURAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

08/15/13

## Contact

ALLEN PATTERSON, SIOR  
Capacity Commercial Group

503.542.4347  
allen@capacitycommercial.com



## Contact

TERRY N. TOLLS  
T.N. Tolls Company

503.295.0188  
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# FOR LEASE



## SEQUOIA COMMERCE CENTER

195 S. HAZEL DELL WAY • CANBY, OREGON

RETAIL SPACE & INDUSTRIAL SITES AVAILABLE: UP TO 3,600 SF RETAIL  
PLUS TWO 1-ACRE INDUSTRIAL SITES

**PIONEER PUMP**

**VATA**

**WILCO  
FARM STORE**

**LEASED  
AVAILABLE**

**HAZEL DELL WAY**

**SEQUOIA PARKWAY**

**FRED MEYER**

**SEQUOIA COMMERCE CENTER**

195 S. HAZEL DELL WAY • CANBY, OREGON