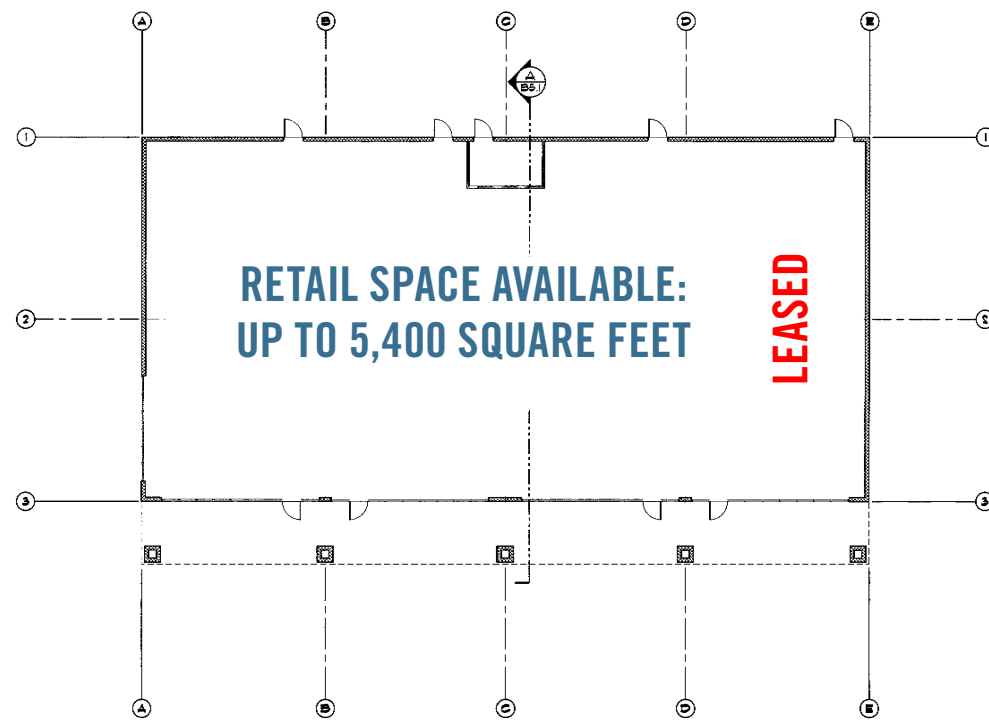


# SEQUOIA COMMERCE CENTER

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 - 5,400 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:** C2 Highway Commercial
- PRICE:** Call for Quote



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

09/14/10

## Contact

ALLEN PATTERSON, SIOR  
Capacity Commercial Group

503.542.4347  
allen@capacitycommercial.com



## Contact

TERRY N. TOLLS, CCIM  
T.N. Tolls Company

503.295.0188  
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805 SW Broadway  
Suite 700  
Portland, OR 97205

t. 503.326.9000  
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# FOR LEASE



## SEQUOIA COMMERCE CENTER

RETAIL SPACE & INDUSTRIAL SITES AVAILABLE: UP TO 5,400 SF RETAIL. TWO 1-ACRE INDUSTRIAL SITES  
CANBY, OREGON

Proud member of:



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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# SEQUOIA COMMERCE CENTER

195 S. HAZEL DELL WAY  
CANBY, OREGON

Burden Pond

SE 1st Ave

Lot 5  
Burden 2

Mtn.  
Glass

Bowco

Kendal

Lot 12  
Burden 2

Pioneer  
Pump

Vata

JVNW

Hwy 99E  
To I-5  
To I-205

Canby Farm  
Store

Carl's Jr

Willamette Falls  
Health Center

FRED  
MEYER

Sequoia Parkway

Hazel Dell Way

Hazel Dell Way

Retail Space  
For Lease

WILCO  
FARM  
STORE

Lot 15  
Burden 3

Lot 16  
Burden 3

Transaction Pending  
for this site

SEQUOIA COMMERCE CENTER

This Site  
Future Development

This Site  
Future Development

Canby Pioneer Industrial Park  
Flight: June 24, 2008  
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Sequoia Parkway