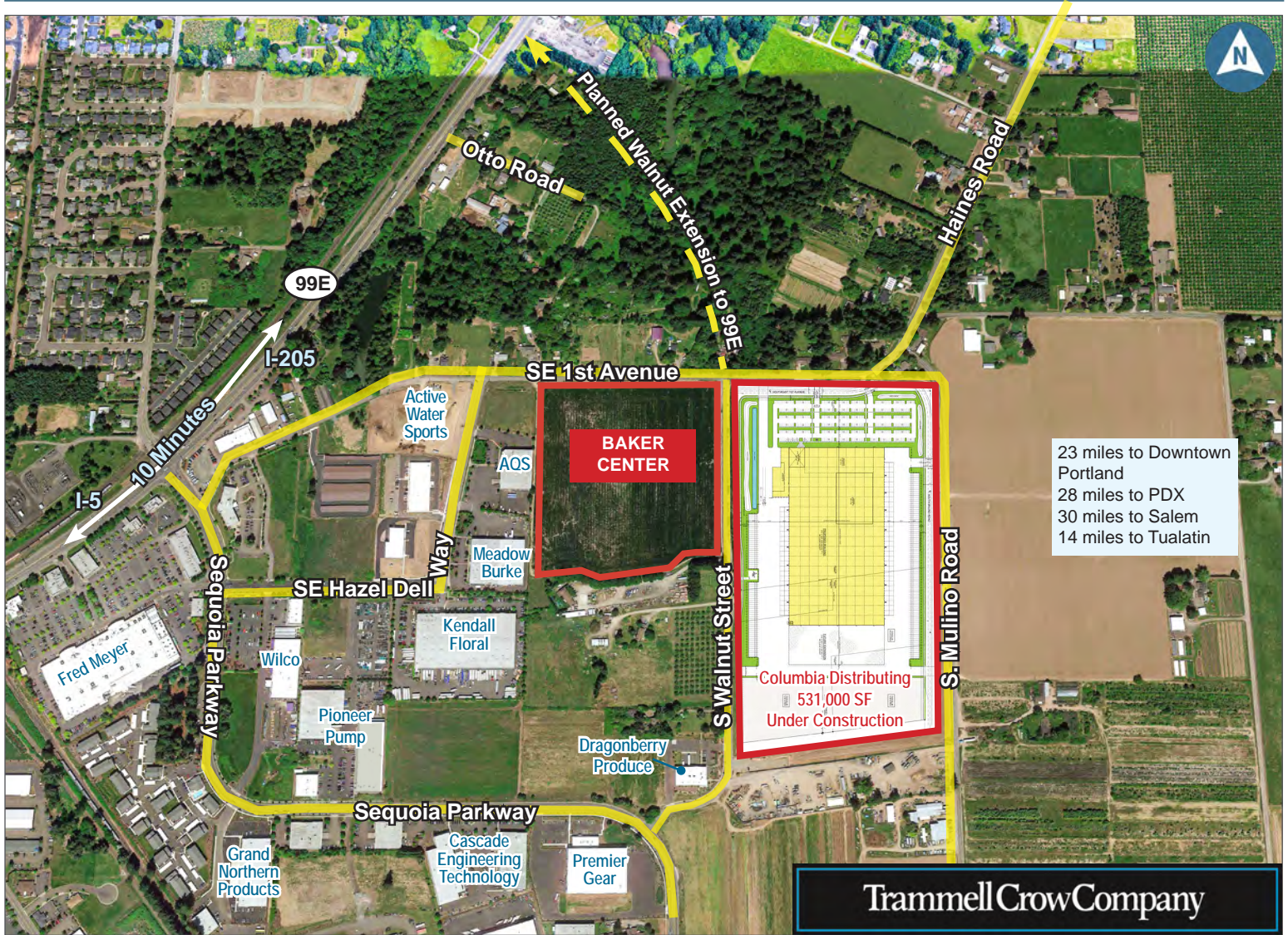


- LAND FOR SALE
- BUILD-TO-SUITS FOR SALE OR LEASE



BAKER CENTER, Canby, OR



Trammell Crow Company

CONTACT US

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ALLEN PATTERSON, SIOR
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 503.295.0188
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Land For Sale – Future Gateway to Canby's Pioneer Industrial Park

- Parcels Available from 4-20 Net Usable Acres
- Zoning: M-1, Light Industrial
- Pending Land Use Review Decision for Entitlements
- Planned Frontage Improvements
- Utilities Available to Site



BAKER CENTER

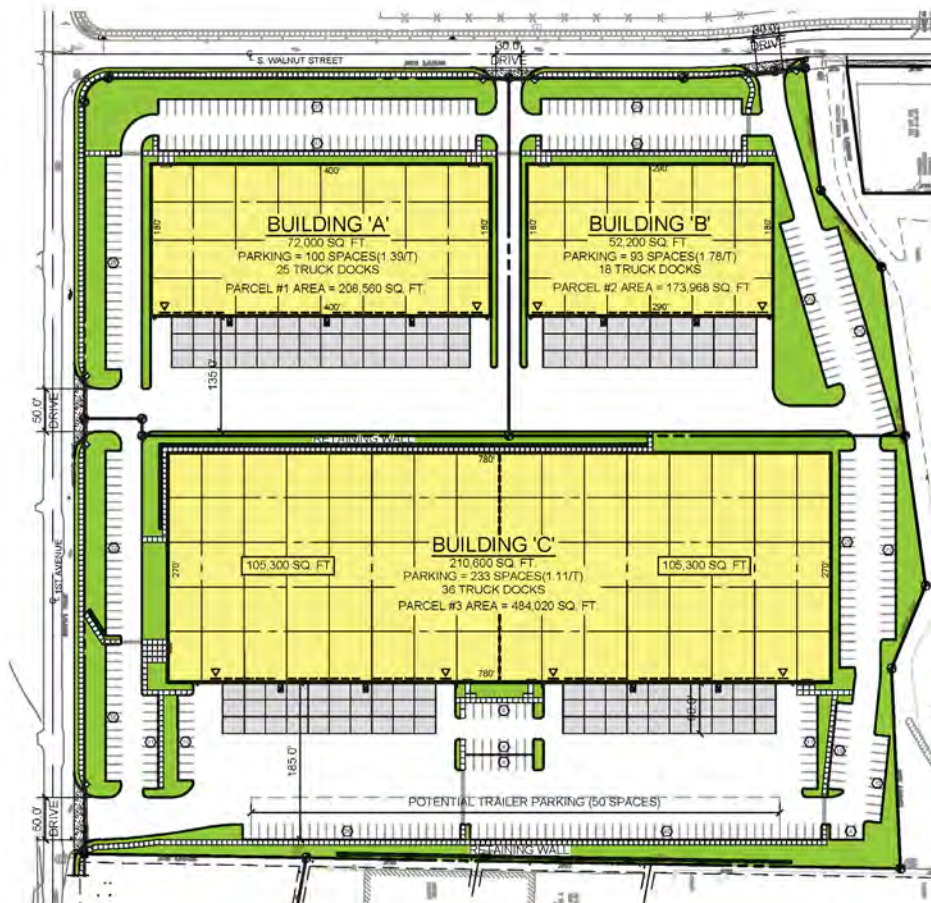
BUILD-TO-SUITS FOR SALE OR LEASE



Build-To-Suits For Sale or Lease

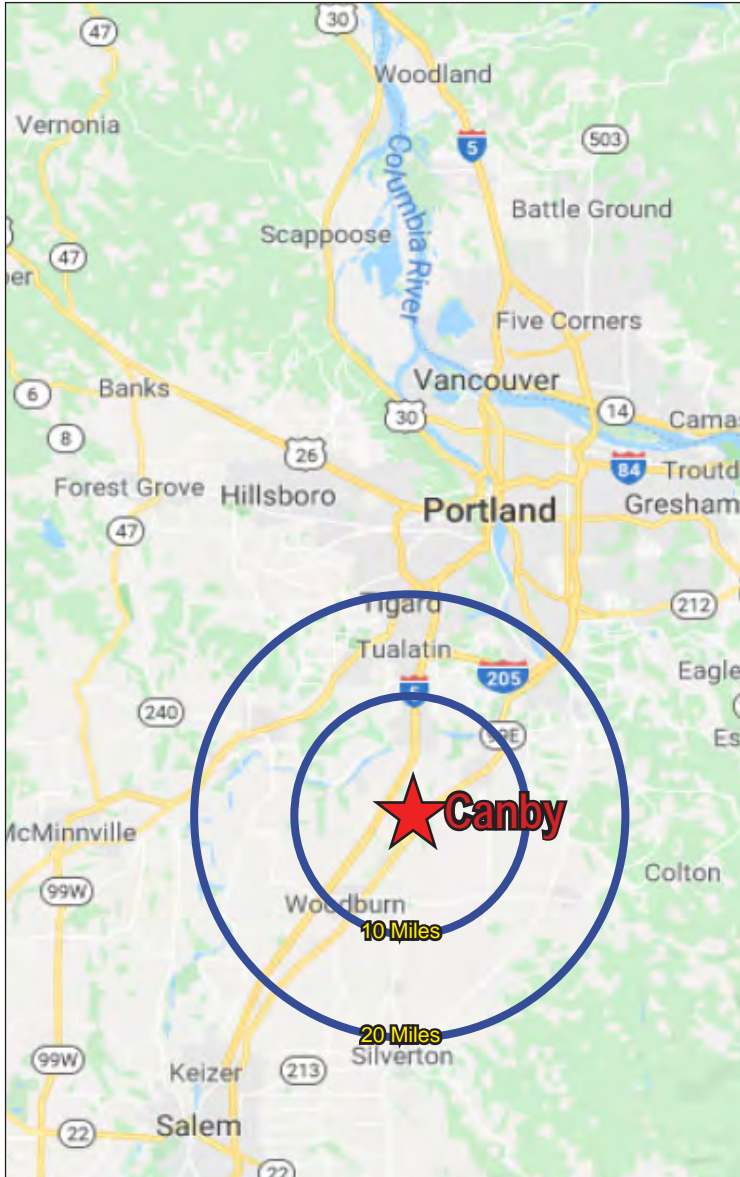
- Entitled Buildings Pending Land Use Approvals
- Flexible Layouts

FEATURES	BUILDING A	BUILDING B	BUILDING C
Building Size:	72,000 SF	52,000 SF	210,600 SF
Lot Size:	4.79 AC	3.99 AC	11.11 AC
Clear Height:	28'	28'	32'
Dock Doors:	25	18	36
Grade Level Doors:	2	2	4
Column Spacing:	52'x50'	52'x50'	52'x60'
Auto Parking	99	123	165
Truck Court	135'	135'	185'



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Why Baker Center?

- Pro-business community, no business taxes (except for Canby Area Transit assessment)
- Responsive national developer
- Canby's PUD equates to power cost savings
- 10 minutes from both I-5 and I-205
- Fast permit approvals
- Workforce within 10 miles: 210,000
- 7 minutes to the expanding Aurora/Canby Regional Airport
- Design your own building - flexible layouts

Neighbors Include:

- Columbia Distributing
- American Steel
- Boise Cascade
- Cascade Engineering Technology
- Pioneer Pump

1/28/20

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