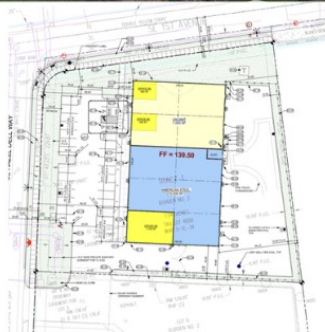


# COMMERCIAL PROPERTY FOR SALE

1.54-acre M-1 zoned Light Industrial parcel located in one of Canby's most desirable industrial areas and surrounded by established businesses. Extensive due diligence has already been completed, and the project has advanced to the permitting stage for a proposed 17,500 sq ft industrial building. Existing plans, tests, and permit work may be available for an additional cost, saving the next owner months in the development process.



1.54 acre lot  
with easy  
access to  
Highway 99

M-1 ZONING  
(Light Industrial)

Full due  
diligence  
package  
available

Sale Price:  
\$999,000

17,500 sq ft. building  
plans and tests  
available for a fee