



FOR LEASE



1400 SE TOWNSHIP RD

Free Standing Warehouse/Office Building

6,000 SF Total Available Space | Call for Rates & Terms

1400 SE Township Road, Canby, OR 97013

- Built in 2017
- Fully insulated roof and walls
- Manufacturing level lighting in warehouse
- Office space designed with two(2) private offices, coffee bar, and wide open plan
- Fenced yard
- Available September 2024

JOHN FETTIG

Principal | Licensed in OR

503-517-9870 | johnfettig@capacitycommercial.com

Disclosure: Broker has interest in and is Part of the Ownership Entity of the Property Herein Described.

PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	1400 SE Township Road, Canby, OR
Available Space	6,000 SF
Nº of Restrooms	Two (2)
Clear Height	18' Clear Span & No Interior Columns
Overhead Doors	Two (2) 17' H x 21' W
Parking	Eight (8) Surface Spaces + Yard
Zoning	M1 Light Industrial
Availability	September 2024
Lease Rate	Call Broker for Lease Rate & Terms

SPACE	SIZE
Bldg Footprint	4,800 SF
Warehouse	3,600 SF
Office	1,200 SF
Mezzanine (Above Office)	1,200 SF
Total Rentable Space	6,000 SF

Location Features

- Multiple bus stops located along SE Township Road.
- Quality neighborhood and infrastructure.
- Easy access to Aurora Airport and Interstate 5

Nearby Highlights

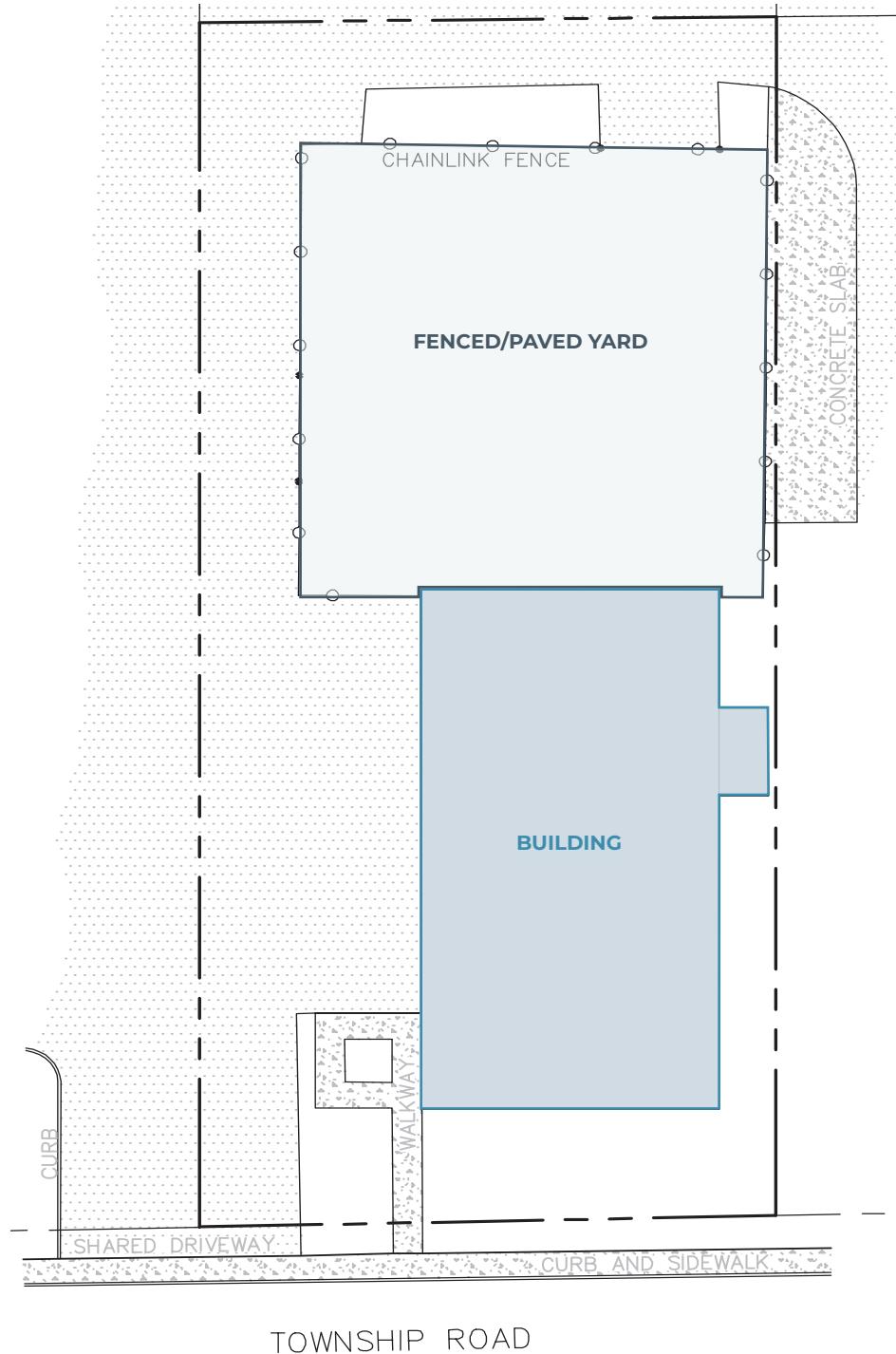
- Fred Meyer
- Starbucks
- Subway
- Umpqua Bank
- Fultano's Pizza
- NAPA Auto Parts
- Hulbert's Flowers
- Domino's Pizza
- Canby Kiwanis Thrift Shop

Corporate Neighbors

- Columbia Distributing
- American Steel
- Shimadzu
- PAC International
- OLCC Distribution Center
- Kendal Flowers
- Wilco Farm Store

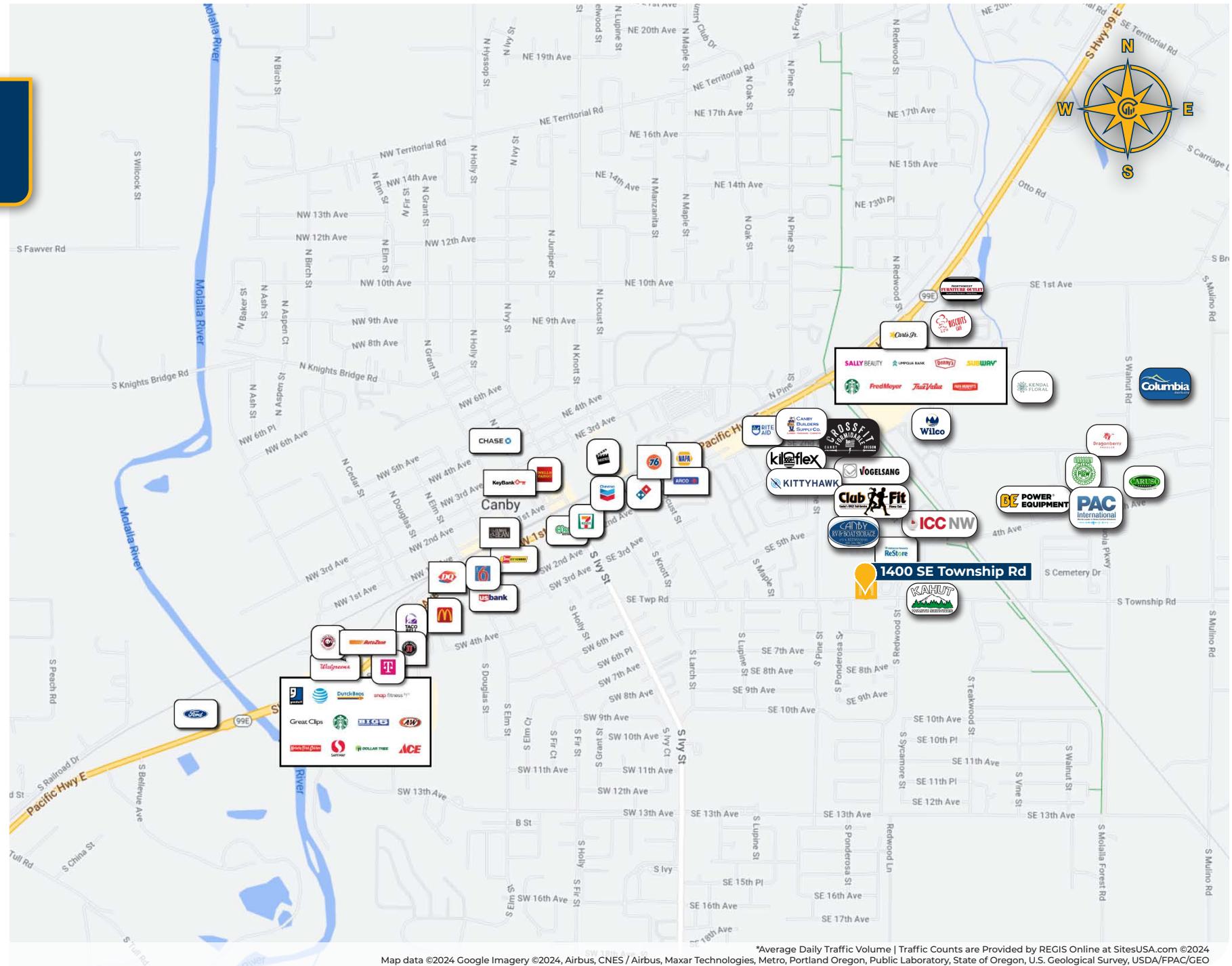


FLOOR PLAN



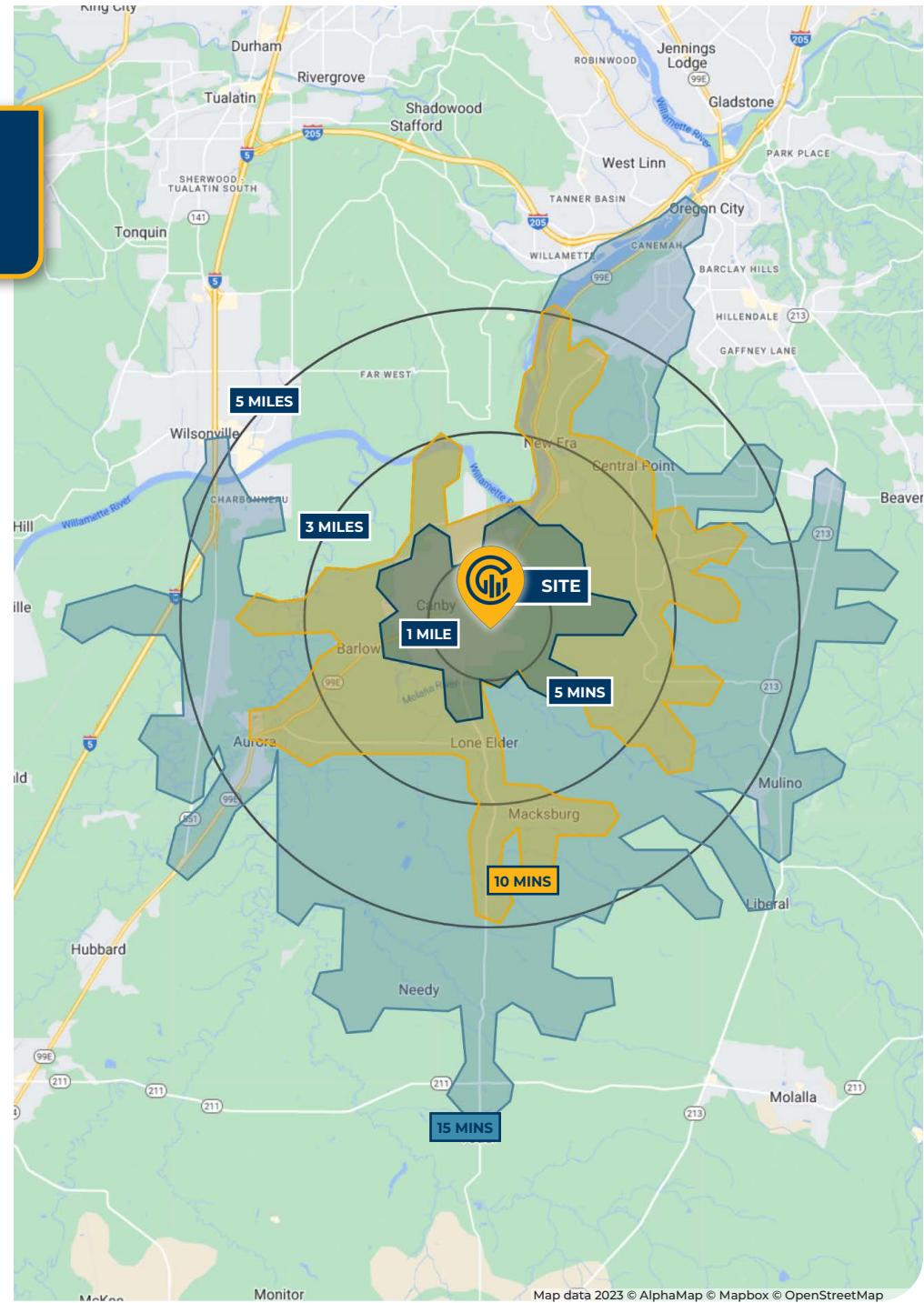


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	11,075	22,816	35,840
2028 Projected Population	11,237	23,363	36,704
2020 Census Population	10,807	22,074	35,222
2010 Census Population	9,952	20,475	32,676
Projected Annual Growth 2023 to 2028	0.3%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.8%
Households & Income			
2023 Estimated Households	3,858	8,366	13,873
2023 Est. Average HH Income	\$132,328	\$128,803	\$123,880
2023 Est. Median HH Income	\$103,140	\$97,080	\$97,580
2023 Est. Per Capita Income	\$46,150	\$47,318	\$48,022
Businesses			
2023 Est. Total Businesses	594	1,172	1,850
2023 Est. Total Employees	4,646	8,885	13,435

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023,
TIGER Geography - RS1

Neighborhood Scores



37

Walk Score®
"Very Walkable"



61

Bike Score®
"Biker's Paradise"



50

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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