



FOR SALE

**FORMER PIONEER PUMP  
MANUFACTURING FACILITY**



**INCLUDES 1.82 ACRE  
PAVED/FENCED YARD**

## **310A & 310B S. SEQUOIA PARKWAY**

### **Industrial Offering**

± 87,617 SF on 6.3 Acres | Call Brokers for Details

#### **310A & 310B S. Sequoia Parkway, Canby, OR**

- Fully equipped commercial pump manufacturing and test facility
- Former Pioneer Pump / Franklin Electric
- Available February 1, 2027
- Two quality tilt-up buildings built 2006 & 2011
- Includes 1.82 acre fenced, paved yard
- Premier location in the 365-acre Canby Pioneer Industrial Park
- Zoned: M-2 City of Canby Heavy Industrial

#### **ALLEN PATTERSON, SIOR**

Senior Vice President | Licensed in OR

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#### **SCOTT MILLER**

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PROPERTY SUMMARY

FOR SALE



BUILDING A	
<b>Built</b>	2006
<b>Construction Type</b>	Quality tilt-up construction with two floors of interior and shop offices. Warehouse is mainly manufacturing with cranes and paint booth. There is also a 40,000-gallon closed loop testing facility.
<b>Total Rentable Area</b>	42,992 SF
<b>Shell SF</b>	38,400 SF (120' x 320')
<b>Office SF</b>	1st Level - 5,415 SF 2nd Level - 4,592 SF 10,007 SF Total (23%)
<b>Total Restrooms</b>	Five (5)
<b>Loading Doors</b>	Three (3) Grade Levels Doors, One (1) Dock Door
<b>Ceiling Height</b>	19' - 22' Clear
<b>Power</b>	Heavy 1000 kVA Transformer

PROPERTY DETAILS	
<b>Address</b>	310A & 310B S. Sequoia Parkway Canby, OR 97013
<b>Total Rentable</b>	87,617 SF (Two Buildings)
<b>Total Office</b>	13,147 SF (15%)
<b>Land - Two Buildings</b>	Tax Lot 4502 4.48 Acres FAR: .41
<b>Land - Yard</b>	Paved/Fenced Storage/Yard Tax Lot 4505 1.82 Total Acres
<b>Total Land</b>	6.3 Acres FAR: .29
<b>Zoned</b>	M2 Heavy Industrial
<b>Sale Price</b>	Call Brokers for Details

Neighbors

- American Steel
- Lampros Steel
- Cascade Engineering
- Kittyhawk Products
- Columbia Distributing
- OLCC Distribution Center
- Fred Meyer Super Center
- Sequoia Logistics Center

BUILDING B	
<b>Built</b>	2011
<b>Construction Type</b>	Quality tilt-up construction with two floors of interior office and restrooms. Warehouse is storage.
<b>Total Rentable Area</b>	44,625 SF (includes 7,500 SF enclosure)
<b>Shell SF</b>	34,500 SF (150' x 230')
<b>Office SF</b>	1st Level - 515 SF 2nd Level - 2,625 SF 3,140 SF Total (7%)
<b>Total Restrooms</b>	Two (2)
<b>Loading Doors</b>	Two (2) Grade Levels Doors, Two (2) Dock Doors
<b>Ceiling Height</b>	23' - 26' Clear
<b>Power</b>	3-Phase



# SITE PLAN

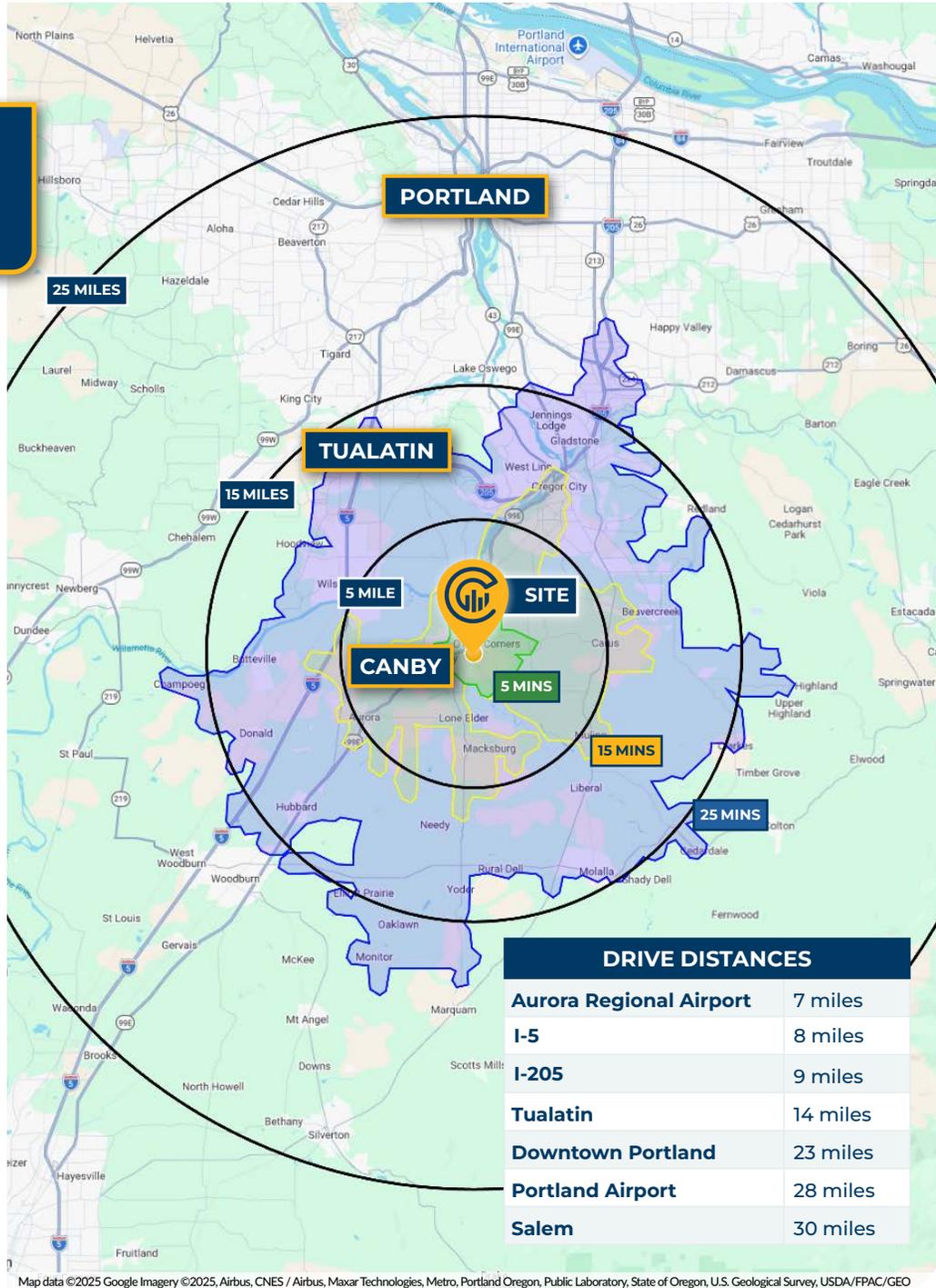
DRIVE DISTANCES	
Aurora Regional Airport	7 miles
I-5	8 miles
I-205	9 miles
Tualatin	14 miles
Downtown Portland	23 miles
Portland Airport	28 miles
Salem	30 miles



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,239	22,797	38,910
2030 Projected Population	9,365	23,440	39,248
2020 Census Population	8,981	21,936	38,512
2010 Census Population	8,149	20,303	35,318
Projected Annual Growth 2025 to 2030	0.3%	0.6%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.8%	0.7%
Households & Income			
2025 Estimated Households	3,391	8,550	15,215
2025 Est. Average HH Income	\$134,957	\$133,751	\$134,217
2025 Est. Median HH Income	\$106,625	\$105,872	\$106,583
2025 Est. Per Capita Income	\$49,539	\$50,263	\$52,562
Businesses			
2025 Est. Total Businesses	430	1,209	2,017
2025 Est. Total Employees	3,512	9,157	14,151
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1			

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