

# Industrial Land Opportunity

105 S HAZELDELL WAY, CANBY, OR 97013

S Hazeldell Way

SE 1st Avenue

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FOR SALE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

105 S Hazeldell Way, Canby , OR 97013

## PROPERTY DESCRIPTION

1.54-acre M-1 zoned parcel in the heart of Canby's industrial corridor. The site features ideal geometry and flexible zoning, supporting a wide range of industrial uses. What sets this opportunity apart is that ownership has already completed extensive due diligence and has reached the permitting stage for a 17,500 SF industrial development. While a new user would need to resubmit for land use approval, much of the heavy lifting—site analysis, planning, and feasibility—has already been done, significantly streamlining the development process.

## PROPERTY HIGHLIGHTS

- M-1 Zoning (Light Industrial)
- Full Due Diligence Package
- No Wetlands
- Lower Clackamas County, City of Canby Taxes
- Excellent ingress and egress off Hazeldell

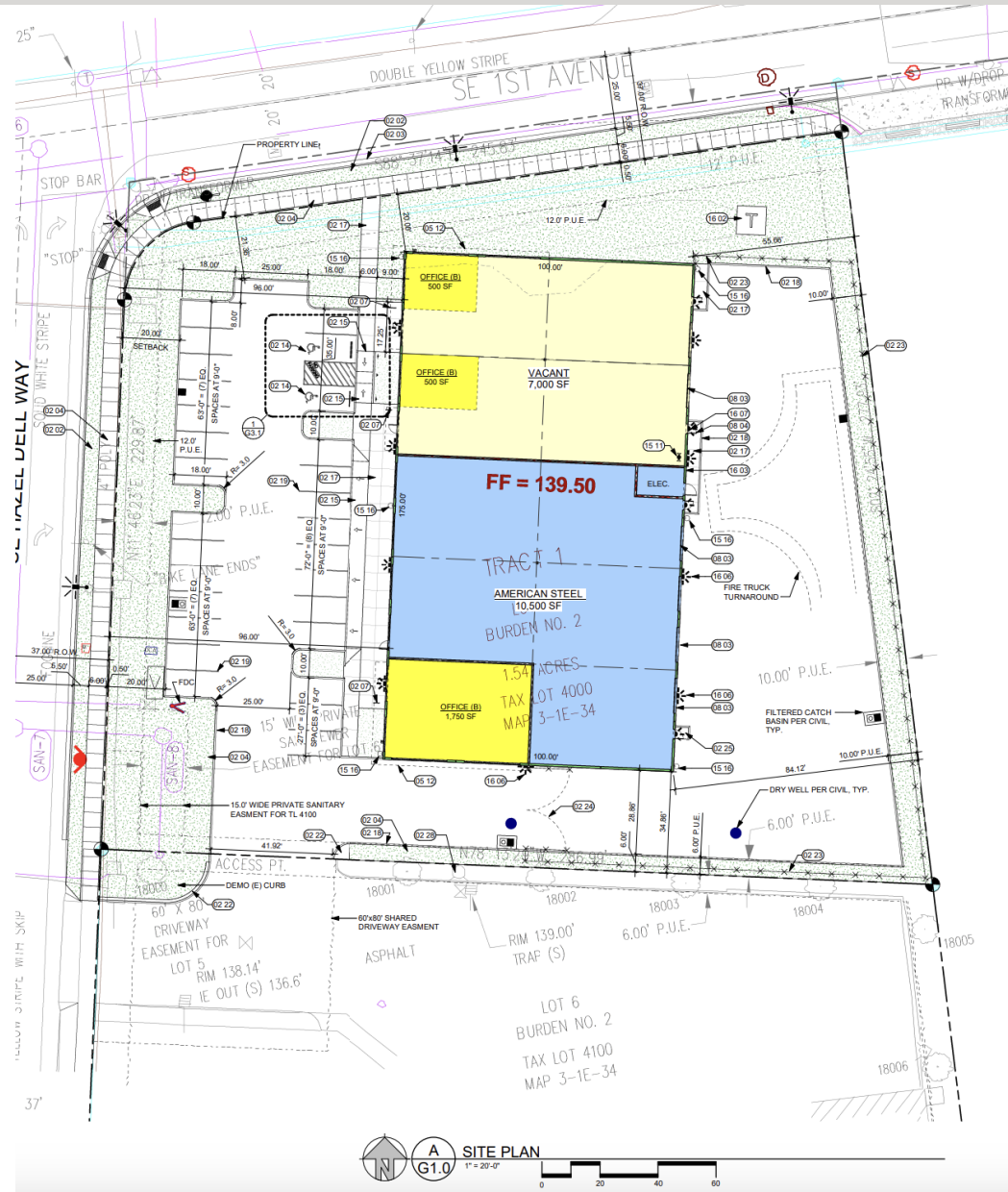
## OFFERING SUMMARY

Sale Price:

Call for Pricing

Lot Size:

1.54 Acres

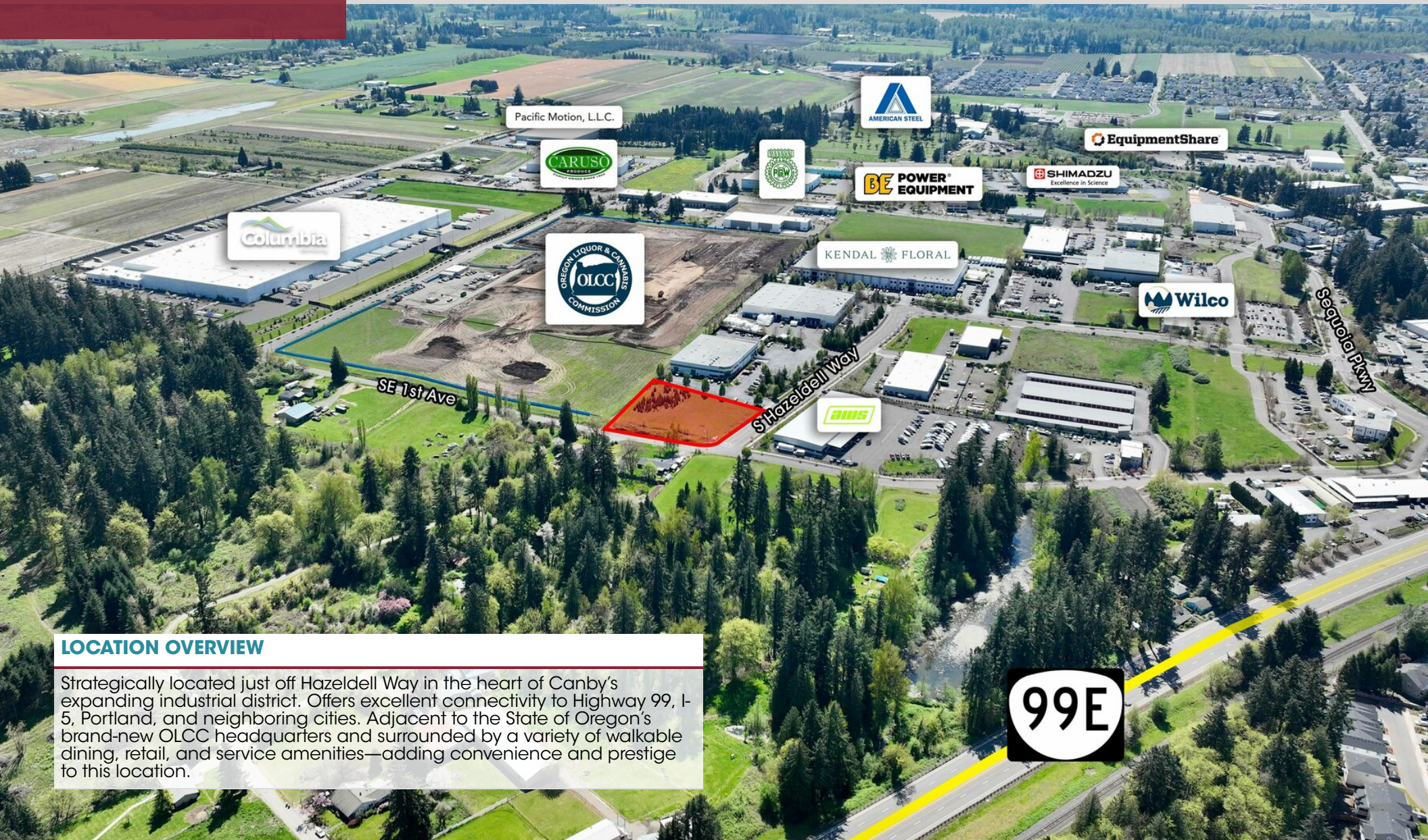


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## LOCATION OVERVIEW

Strategically located just off Hazeldell Way in the heart of Canby's expanding industrial district. Offers excellent connectivity to Highway 99, I-5, Portland, and neighboring cities. Adjacent to the State of Oregon's brand-new OLCC headquarters and surrounded by a variety of walkable dining, retail, and service amenities—adding convenience and prestige to this location.



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