

Industrial Warehouse Building

390 S REDWOOD ST, CANBY, OR 97013

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE &
LEASE

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PROPERTY DESCRIPTION

The building was specifically designed by Mackenzie and built by R&H in 1997 as a specialized manufacturing facility complete with exceptional clear height, heavy power, crane bays, and quality office areas to suit manufacturing needs. The building is now available for lease or sale for the first time since being built, and offers an opportunity to capitalize on significant existing infrastructure, exterior yard, and power.

The total building includes 49,874 SF, of which there is 10,800 SF of office, with 3,159 SF on the upper-level that has access to a partially covered exterior patio area. The fully fenced 4.61-acre site offers ample off-street parking, as well as approximately 3/4 AC of paved yard. There are (3) 10-ton bridge cranes at the north end of the building, with additional jib cranes within the building.

PROPERTY HIGHLIGHTS

- Office Size: 10,800 SF with 3,159 SF on the upper-level with dedicated outdoor patio
- 4.61 AC, fenced and secured site
- 2 dock doors
- 10 grade doors
- 25'-50' clear height
- 1700 amp, 3-phase 480v
- M-1 (Light Industrial) City of Canby

OFFERING SUMMARY

Sale Price:	\$9,775,000
Lease Rate:	\$52,500.00 per month (NNN)
Building Size:	49,874 SF



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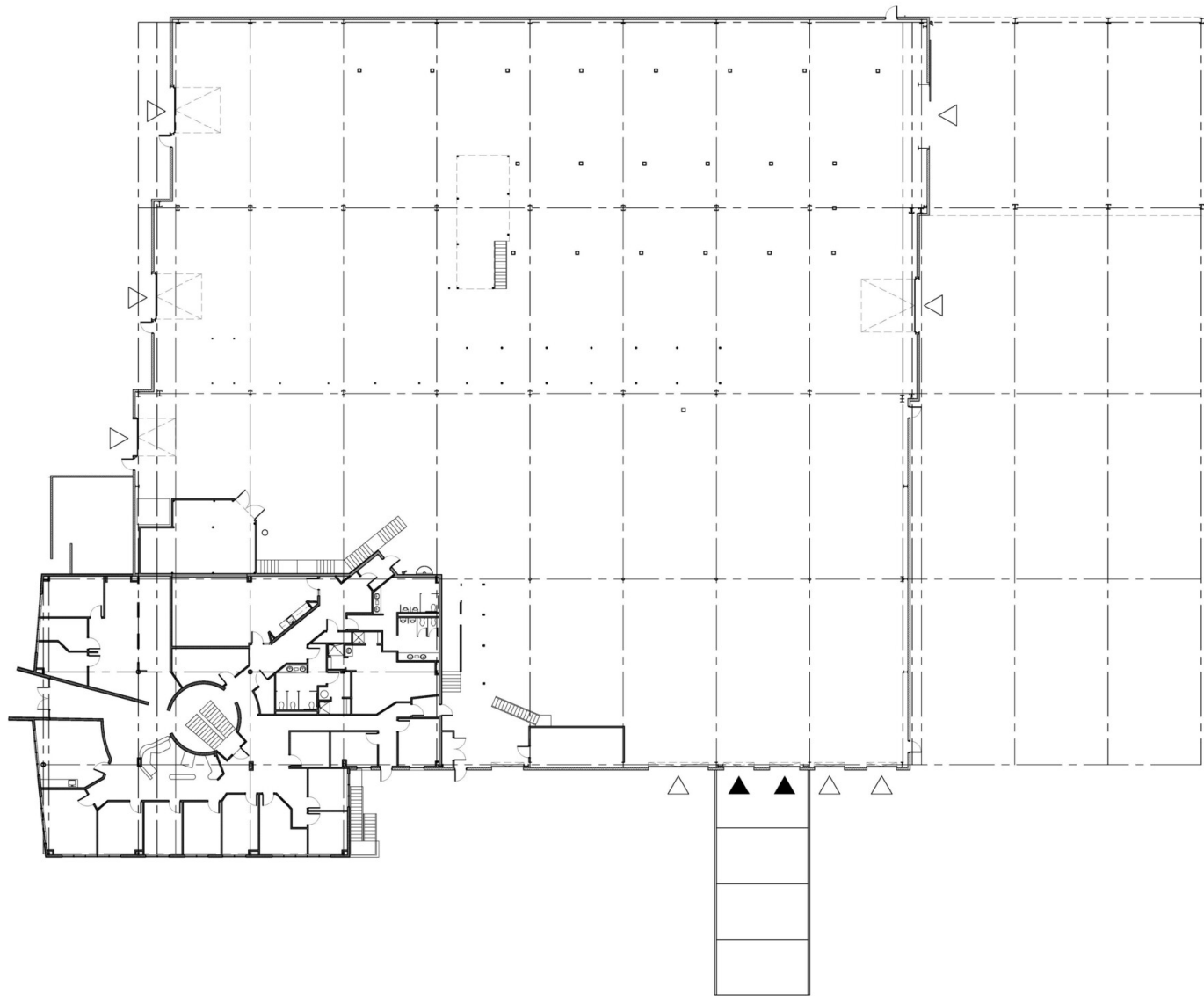
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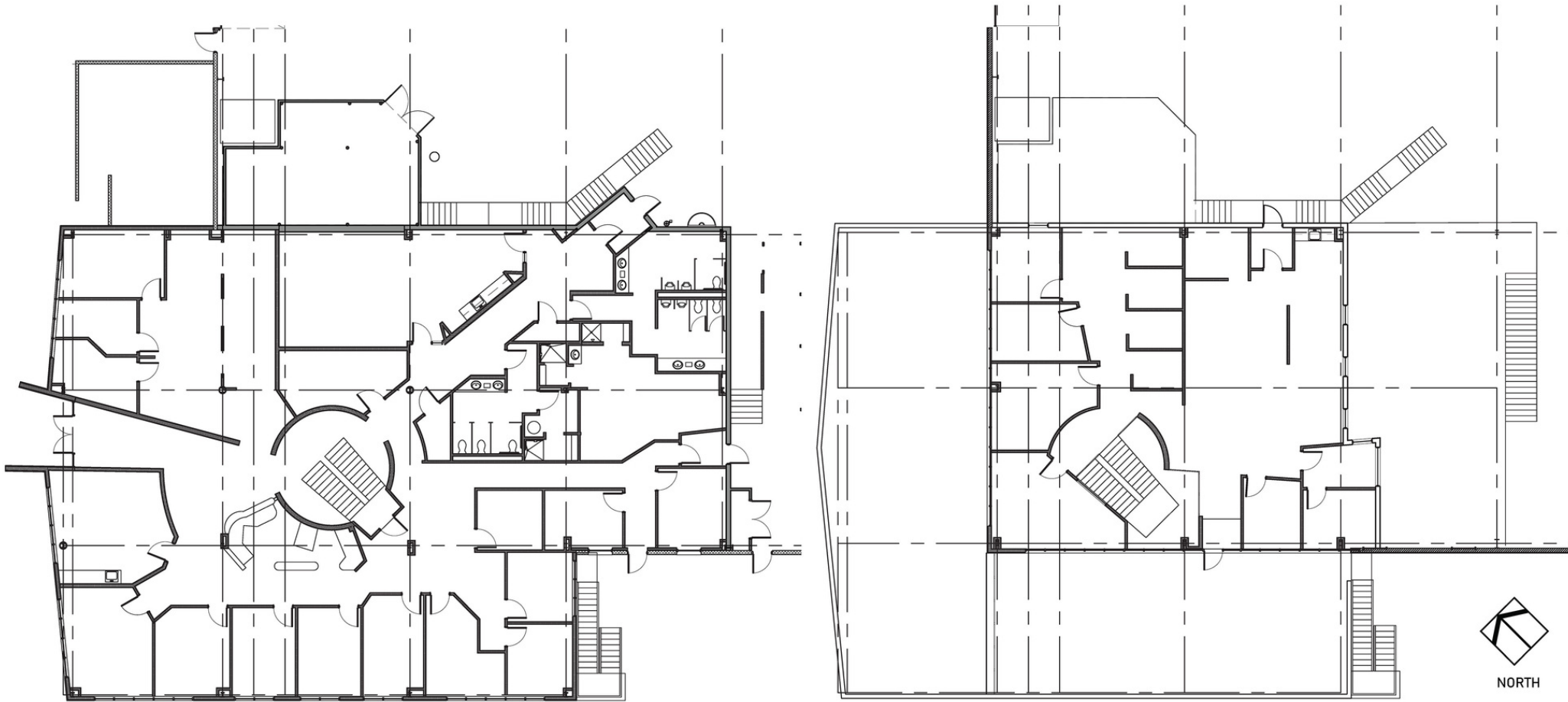


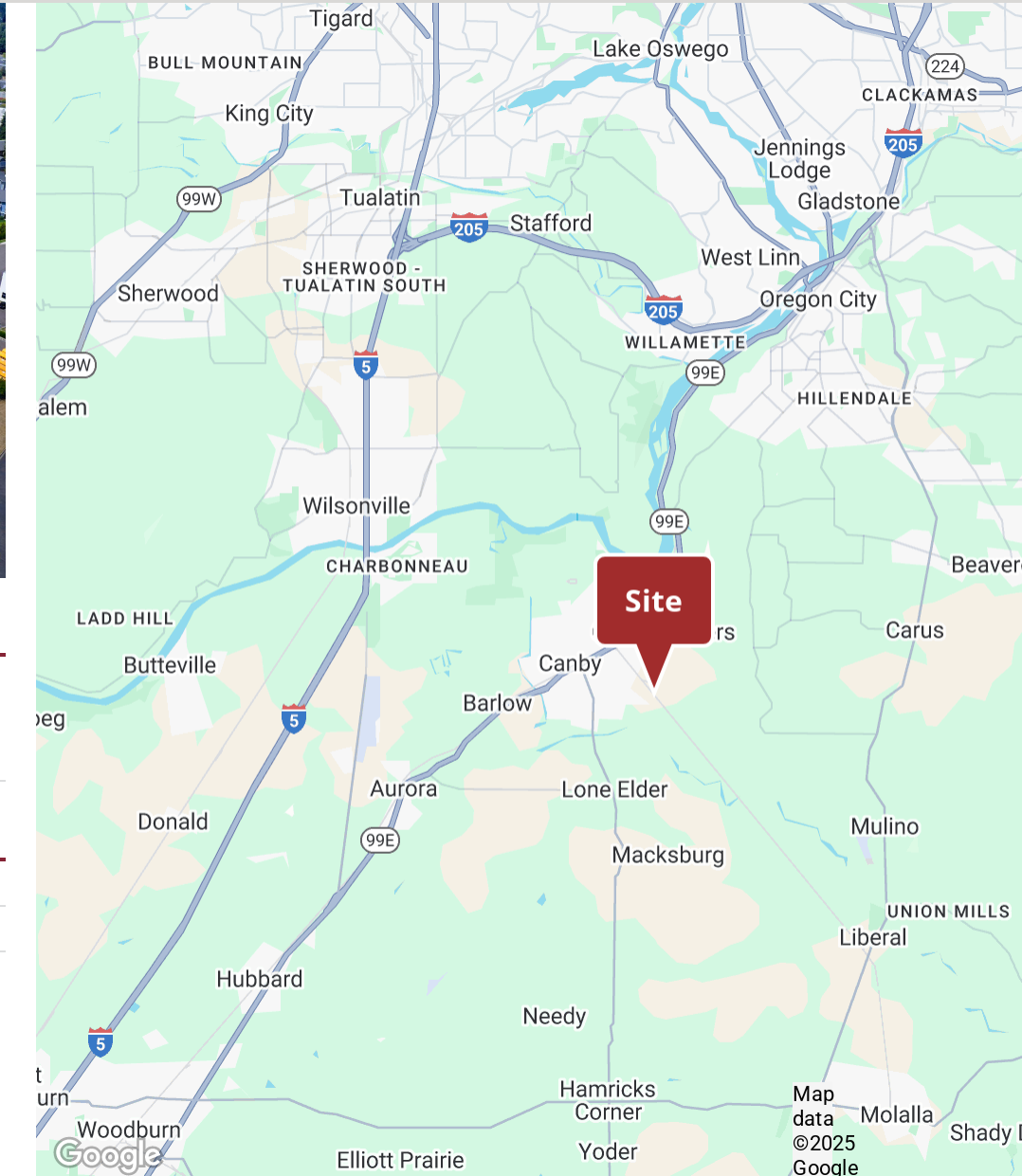
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LOCATION OVERVIEW

The property is conveniently located within Canby's industrial core, with easy access to Highway 99E. There are several nearby amenities for employees, and proximity to Canby's downtown area.

LOCATION	DISTANCE	TIME
Highway 99E	0.5 mi	2 min
Interstate 5	7.0 mi	10 min
Interstate 205	9.5 mi	15 min



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