

SEQUOIA

LOGISTICS CENTER

2121 SE TOWNSHIP RD, CANBY, OR 97013

778,720 SF SPECULATIVE LOGISTICS CENTER

AVAILABLE FOR LEASE

PROJECTED OCCUPANCY: Q1 2027

CONSTRUCTION UNDERWAY!

Trammell Crow Company

AFFINIUS
CAPITAL

**km Kidder
Mathews**

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KIDDER MATHEWS

101 SW Main St, Suite 1200,
Portland, OR 97204



PROPERTY ADVANTAGES

- **Divisible** down to 350,000 SF
- **40' Clear Height**
Ability to rack 7 pallet positions high vs. 6 with 36' clear
- **Easy access** to I-5 & I-205
- **Business friendly** environment
(no business tax, license fee or sales tax)



ALLOWED USES



E-COMMERCE HIGH
CUBE LOGISTICS



WAREHOUSE /
DISTRIBUTION



FOOD PROCESSING
COLD STORAGE



MANUFACTURING



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PROPERTY SPECS

778,720 SF

BUILDING SIZE

BTS

OFFICE

620'x1,256'

BUILDING DIMENSIONS

780

AUTO STALLS

224

TRAILER STALLS

143

DOCK HIGH DOORS

4

GRADE LEVEL DOORS

CROSS

LOADED

40'

CLEAR HEIGHT

135'

TRUCK COURT DEPTH

4,000 AMPS

POWER

ESFR

SPRINKLERED

SECURE

FENCE-READY
TRUCK COURT



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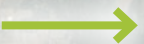
INGRESS/EGRESS



KEY ACCESS POINTS

HIGHWAY 99E	1 MILE
INTERSTATE 5	9 MILES
INTERSTATE 205	9 MILES
HIGHWAY 99W	19 MILES

INGRESS



EGRESS



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IMMEDIATE ACCESS



S WALNUT RD EXTENSION
YEAR END 2026 COMPLETION

OTTO RD

99E

PACIFIC HWY

SEQUOIA PKWY

S WALNUT RD

SILV ST

SE TOWNSHIP RD

SEQUOIA PKWY

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WAREHOUSE WORKERS

Drive Time	2025 Total Population	2024 Resident Workers	2019-2024 % Increase in Resident Workers	2024 Net Commuters	Average Hourly Earnings
15 MINS	73,735	829	20%	44	\$19.99
30 MINS	668,960	13,151	20%	2,559	\$19.99
45 MINS	2,269,159	40,435	22%	2,879	\$19.99



FORKLIFT DRIVERS

Drive Time	2025 Total Population	2024 Resident Workers	2019-2024 % Increase in Resident Workers	2024 Net Commuters	Average Hourly Earnings
15 MINS	73,735	67	8%	41	\$21.52
30 MINS	668,960	911	11%	81	\$21.52
45 MINS	2,269,159	2,926	16%	-236	\$21.52





DISTRIBUTION REACH



DRIVE TIME POPULATION

3 HOURS	5,226,299
6 HOURS	11,648,386
9 HOURS	14,623,710
11 HOURS	21,993,892

- PORTLAND | **21 MILES**
- PORTLAND INT'L AIRPORT | **26 MILES**
- PORT OF TACOMA | **169 MILES**
- SEA-TAC INT'L AIRPORT | **187 MILES**
- PORT OF SEATTLE | **197 MILES**



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