

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

KBCADVISORS



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KIDDER MATHIEWS
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

Trammell Crow Company

AFFINIUS CAPITAL

Kidder Mathews

KBCADVISORS



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



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IMMEDIATE ACCESS



S WALNUT RD EXTENSION
YEAR END 2026 COMPLETION

1000

OTTO RD

99E

1000

S WALNUT RD

PACIFIC HWY E

SEQUOIA PKWY

1000

S IVY ST

SE TOWNSHIP RD

SEQUOIA PKWY

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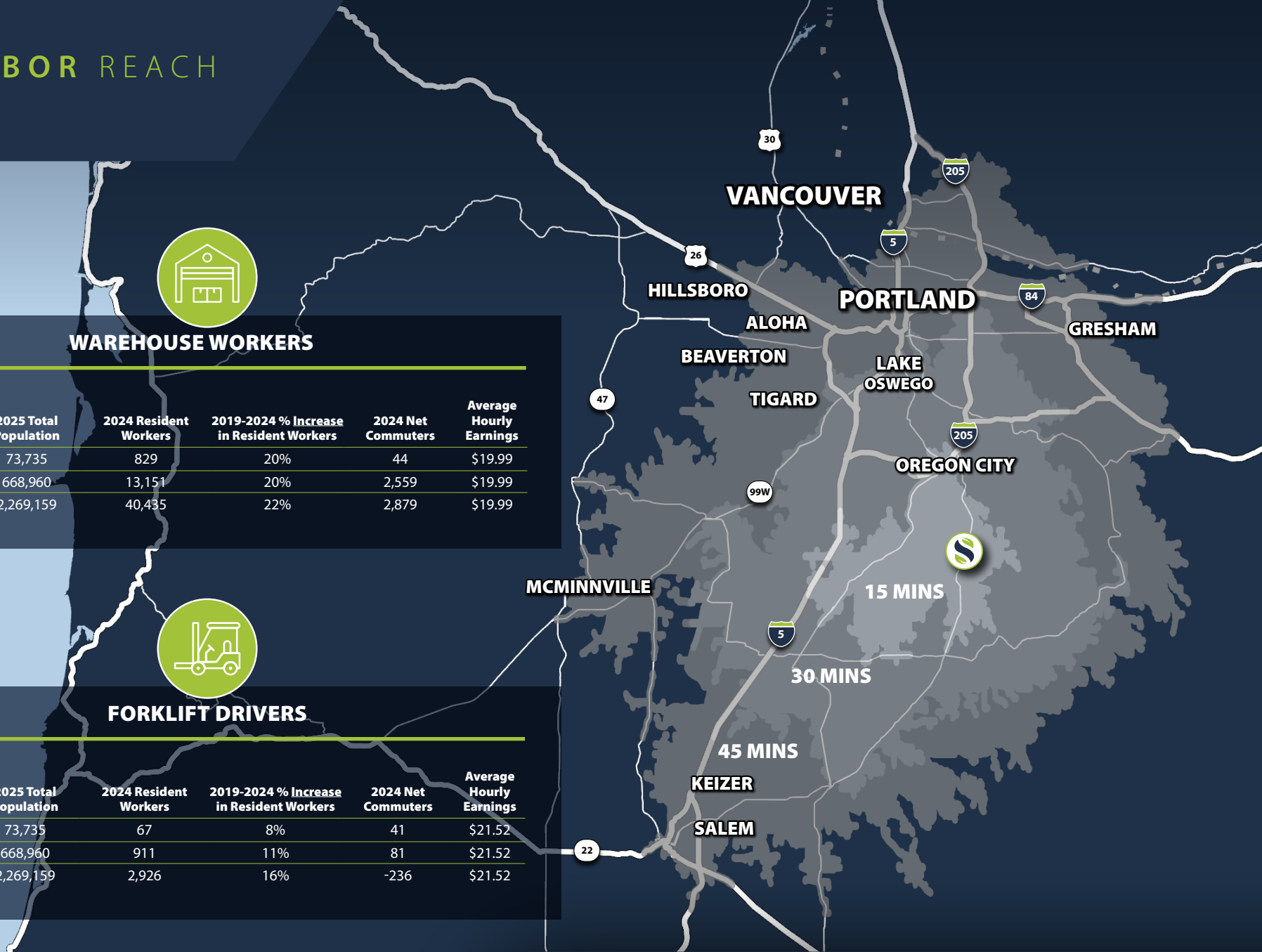
WAREHOUSE WORKERS

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



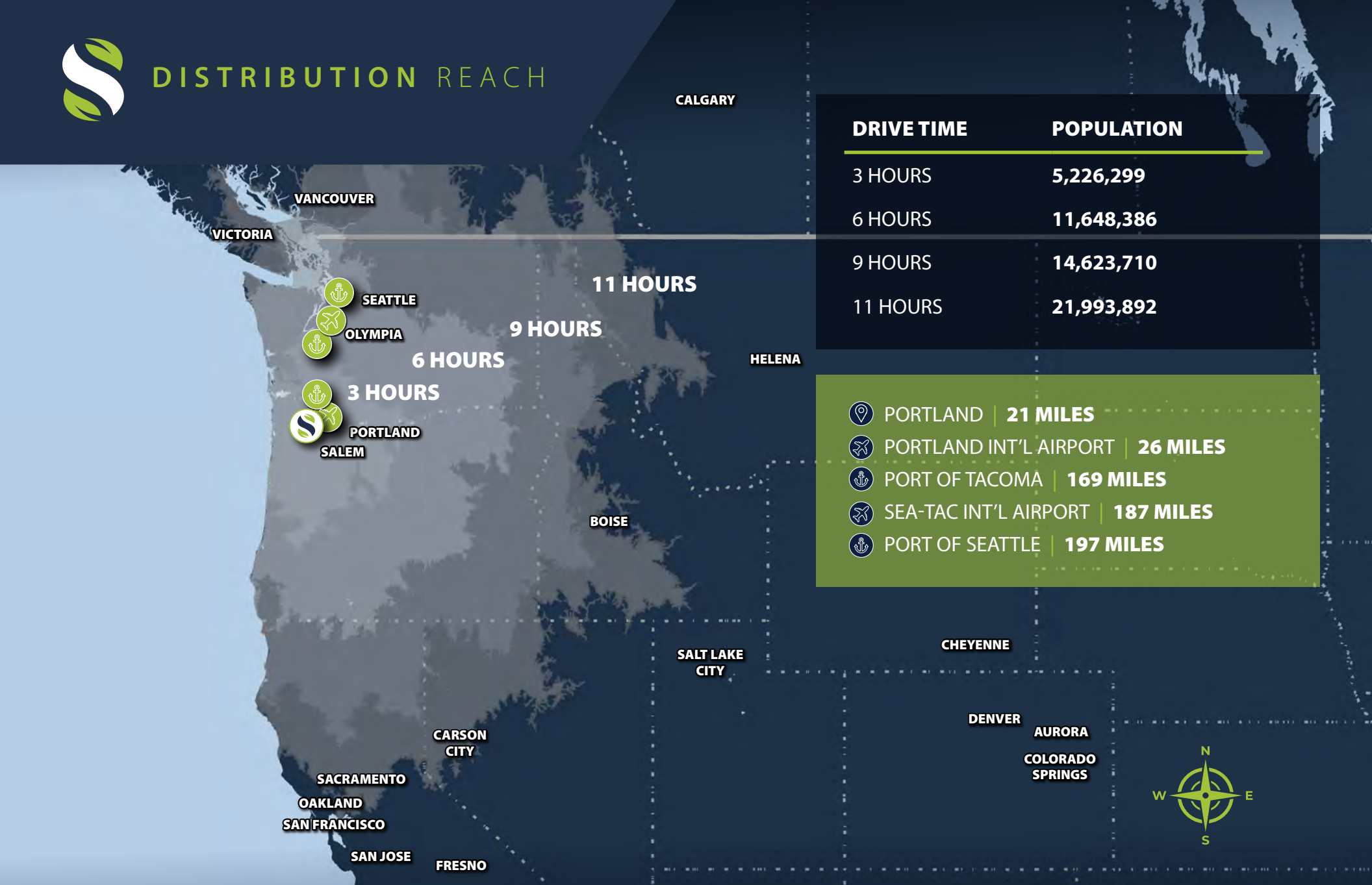
FORKLIFT DRIVERS

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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