SEQUOIA
LOGISTICS CENTER

2121 SE TOWNSHIP RD, CANBY, OR 97013

778,720 SF SPECULATIVE LOGISTICS CENTER

AVAILABLE FOR LEASE

TI SUBSTANTIAL COMPLETION JANUARY 22, 2027!



Trammell Crow Company

AFFINIUS® CAPITAL

Kidder Mathews

KBC ADVISORS

CASEY TREES
206 856 4381
casey.trees@kbcadvisors.com

MATT WOOD, SIOR
206 595 6814
matt.wood@kbcadvisors.com

KBC ADVISORS | SEATTLE
5628 Airport Way S. Suite 238,
Seattle, WA 98108

TOM TALBOT, SIOR
503 221 2270
tom.talbot@kidder.com

SCOTT MURPHY, SIOR
503 319 2901
scott.murphy@kidder.com

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

PROPERTY ADVANTAGES

ALLOWED USES

- E-COMMERCE HIGH CUBE LOGISTICS
- WAREHOUSE / DISTRIBUTION
- FOOD PROCESSING COLD STORAGE
- MANUFACTURING

- **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)



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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
(19 35K LB LEVELERS)

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



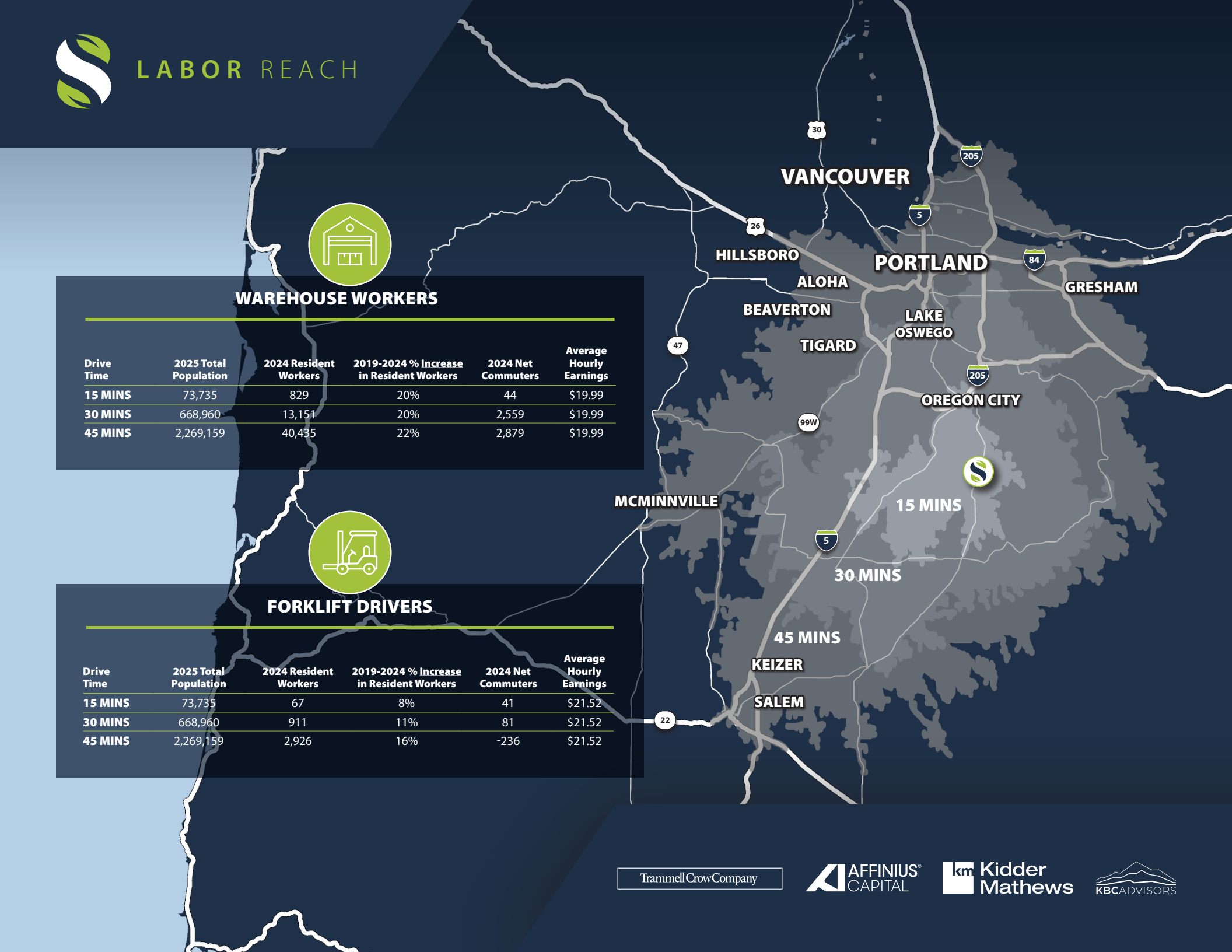
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LABOR REACH



WAREHOUSE WORKERS

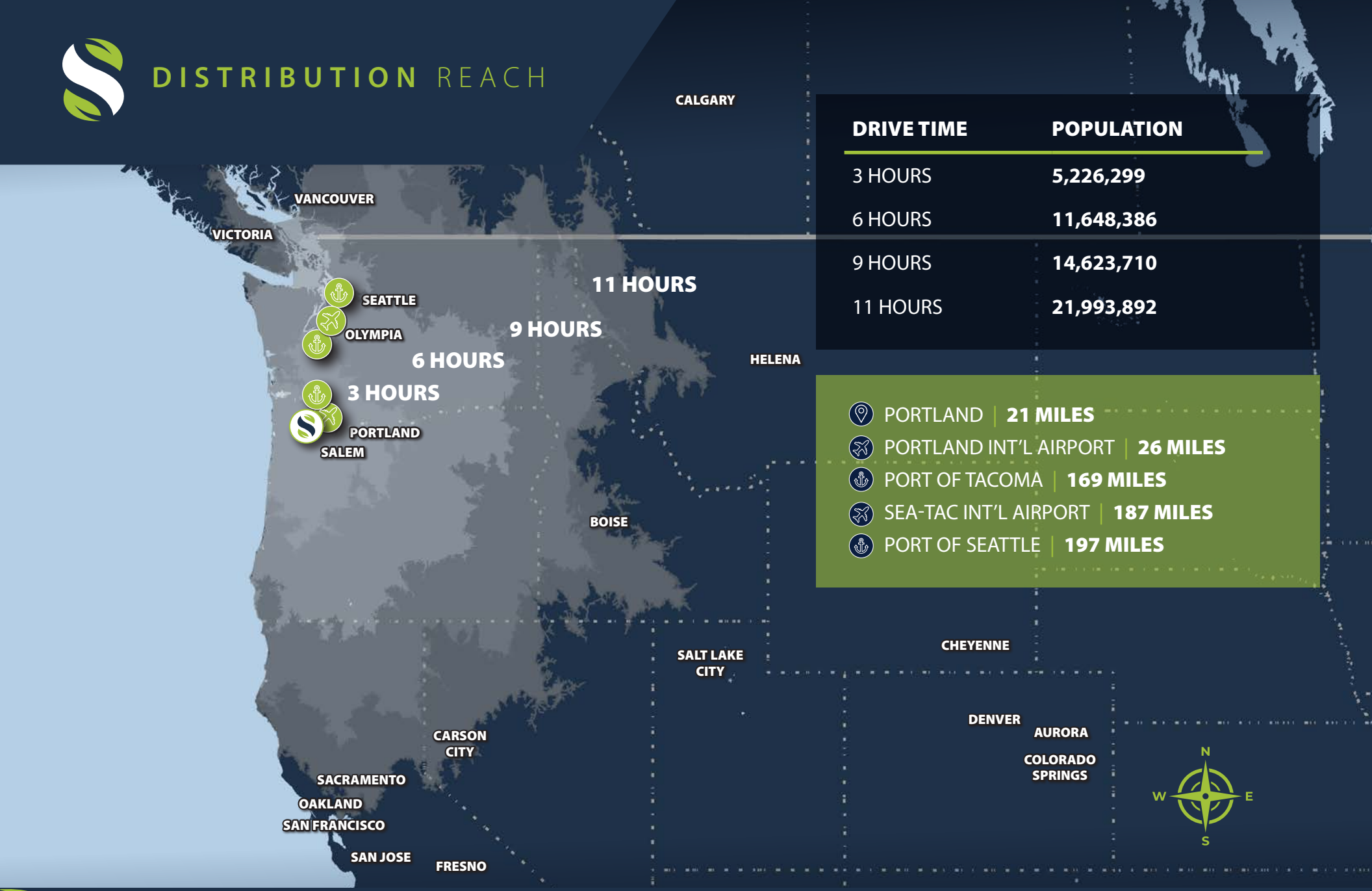
Drive Time	2025 Total Population	2024 Resident Workers	2019-2024 % Increase in Resident Workers	2024 Net Commuters	Average Hourly Earnings
15 MINS	73,735	829	20%	44	$19.99
30 MINS	668,960	13,151	20%	2,559	$19.99
45 MINS	2,269,159	40,435	22%	2,879	$19.99

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

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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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