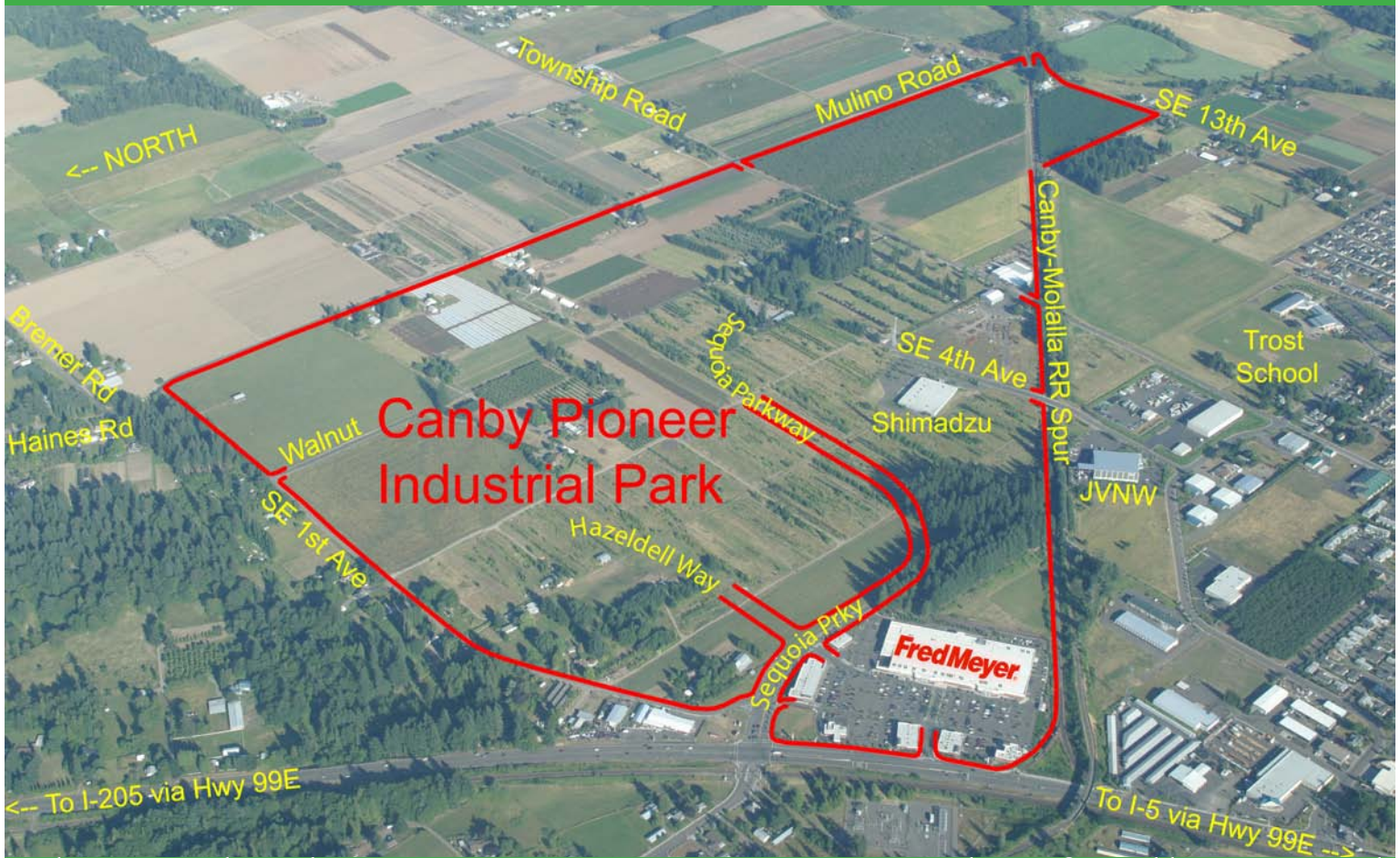


Looking for an I-5 Corridor Business Location?



The Portland Metro Area's Largest Supply of Fully Served Industrial Sites are in CANBY, OREGON.



CANBY PIONEER INDUSTRIAL PARK

Canby's premier newly annexed, zoned and master-planned industrial park is now ready to go. It is located on the eastern edge of Canby, adjacent to Hwy 99E and just 10 minutes from both I-5 and I-205.



OSSEY
PATTERSON CO.
COMMERCIAL REAL ESTATE SERVICES

1515 N.E. Weidler St. • Portland, Oregon 97232
503 / 326-9000 Fax: 503 / 425-1006

For Further Information Call:

Allen C. Patterson:

503-326-9000

Terry N. Tolls:

503-295-0188

TOLLS T.N. Tolls Company

Commercial-Industrial Real Estate
P.O. Box 80425, Portland, OR 97280-1425
Phone: 503-295-0188 Fax: 503-244-7365

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his own satisfaction.

Canby Pioneer Industrial Park has a variety of sites available from 1 to 60 acres. Multiple 25 to 50 acre parcels possible for sale/lease/build-to-suit. All told, OVER 225 Acres.

- Zoning: Industrial – City of Canby Industrial Zones: M1 (Light Industrial), M2 (Heavy Industrial), CM (Commercial/Manufacturing). See Canby’s “Development Standards & Zoning” at www.Canby.OR.US.
- Topography: Level to gently sloping.
- Building permits: 3-4 months: concurrent design review & permitting.
- Utilities: Power – Canby Utility: “Very competitive rates”. Sewer: City of Canby. Water: Canby Utility. Telephone & Fiber Optic lines: Canby Telephone Association. Gas – Northwest Natural. Cable TV: Willamette Broadband. Note: Fiber Optic lines are scheduled for construction within Canby Pioneer Industrial Park during 2004.
- Community: Pro Business Community – Speedy Permit Process.
- Canby Population: 13,500 in City Limits. 185,000 population and 68,580 households in 10 miles radius.
- Neighbors: Georgia Pacific, Johnson Controls, Shimadzu USA.
- Comments: (1) Economic incentives for job creation. (2) Rail service for properties south of Township Road: Oregon Pacific and Union Pacific. (3) Phase I Environmental Site Assessment has been completed. (4) An opportunity to live and work in the same community.
- Price: From \$3.50/SF. Smaller parcels and sites with commercial potential priced higher.



Even MORE Canby Sites are available

(A) 1.94 Acres, M1 Zone @ \$3.75/Sq. Ft.

(B) 4.4 Acres, M1 Zone @ \$2.87 per Sq. Ft.

(C) 2.21 Acres CM Zone @\$5.00/Sq Ft.

Utilities to property line.

Existing buildings and other sites also available

For Further Information:

Allen C. Patterson, Ossey-Patterson Co., 503-326-9000

Terry N. Tolls, T.N. Tolls Company, 503-295-0188