



# For Sale

## 3+ Acres of Prime Developable Land

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Jones Lang LaSalle Brokerage, Inc.

- 3.17 acres comprised of six contiguous parcels
- Situated in business-friendly Clackamas County and Within the City of Canby
- 10 minutes to Wilsonville, 30 minutes to Downtown Portland, 35 minutes to Salem
- Flexible Zoning "C-M" Allows a broad range of commercial uses
- \$3,315,000

**Contacts:** **John Lee**  
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Licensed in OR & WA





# Zoning Overview

**Zoning**

**C-M - Heavy Commercial  
Manufacturing Zone**

**Land Size (SF)**

**137,886**

**Land Size (AC)**

**3.17**

**Allowable Uses**

**Numerous allowable uses  
include office, retail and  
heavy industrial (buyer to  
verify)**

**Maximum Site Coverage by Code 60% Max Coverage**

**Maximum Building Height**

**45 Feet**

**Non-Residential FAR Max**

**TBD**

**Parking Ratio Required**

**Varies by Use**





**35 minutes to Salem**

**30 minutes to Downtown Portland**

**15 minutes to I-205**

**20 minutes to I-5**



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