



FOR SALE / FOR LEASE

**FORMER PIONEER PUMP
MANUFACTURING FACILITY**
UP TO 1000 HP TESTING - UP TO 200 PSI



**INCLUDES 1.82 ACRE
PAVED/FENCED YARD**

310A & 310B S. SEQUOIA PARKWAY

Industrial Offering For Sale / For Lease

± 87,617 SF on 6.3 Acres | Call Brokers for Details

310A & 310B S. Sequoia Parkway, Canby, OR

- Fully equipped commercial pump manufacturing and test facility
- Former Pioneer Pump / Franklin Electric
- Available February 1, 2027
- Two quality tilt-up buildings built 2006 & 2011
- Includes 1.82 acre fenced, paved yard
- Premier location in the 365-acre Canby Pioneer Industrial Park
- Zoned: M-2 City of Canby Heavy Industrial

ALLEN PATTERSON, SIOR

Senior Vice President | Licensed in OR

503.781.4015

allen@capacitycommercial.com

SCOTT MILLER

Senior Vice President | Licensed in OR

971.275.0341

scottm@capacitycommercial.com

**FOR SALE/
FOR LEASE**



PROPERTY SUMMARY



BUILDING A	
Built	2006
Construction Type	Quality tilt-up construction with two floors of interior and shop offices. Warehouse is mainly manufacturing with cranes and paint booth. There is also a 40,000-gallon closed loop testing facility.
Total Rentable Area	42,992 SF
Shell SF	38,400 SF (120' x 320')
Office SF	1st Level - 5,415 SF 2nd Level - 4,592 SF 10,007 SF Total (23%)
Total Restrooms	Five (5)
Loading Doors	Three (3) Grade Levels Doors, One (1) Dock Door
Ceiling Height	19' - 22' Clear
Power	480V 2000 Amps

PROPERTY DETAILS	
Address	310A & 310B S. Sequoia Parkway Canby, OR 97013
Total Rentable	87,617 SF (Two Buildings)
Total Office	13,147 SF (15%)
Land - Two Buildings	Tax Lot 4502 4.48 Acres FAR: .41
Land - Yard	Paved/Fenced Storage/Yard Tax Lot 4505 1.82 Total Acres
Total Land	6.3 Acres FAR: .29
Zoned	M2 Heavy Industrial
Sale Price / Lease Rate	Call Brokers for Details

Neighbors

- American Steel
- Lampros Steel
- Cascade Engineering
- Kittyhawk Products
- Columbia Distributing
- OLCC Distribution Center
- Fred Meyer Super Center
- Sequoia Logistics Center

BUILDING B	
Built	2011
Construction Type	Quality tilt-up construction with two floors of interior office and restrooms. Warehouse is storage.
Total Rentable Area	44,625 SF (includes 7,500 SF enclosure)
Shell SF	34,500 SF (150' x 230')
Office SF	1st Level - 515 SF 2nd Level - 2,625 SF 3,140 SF Total (7%)
Total Restrooms	Two (2)
Loading Doors	Two (2) Grade Levels Doors, Two (2) Dock Doors
Ceiling Height	23' - 26' Clear
Power	480V 400 Amps



SITE PLAN

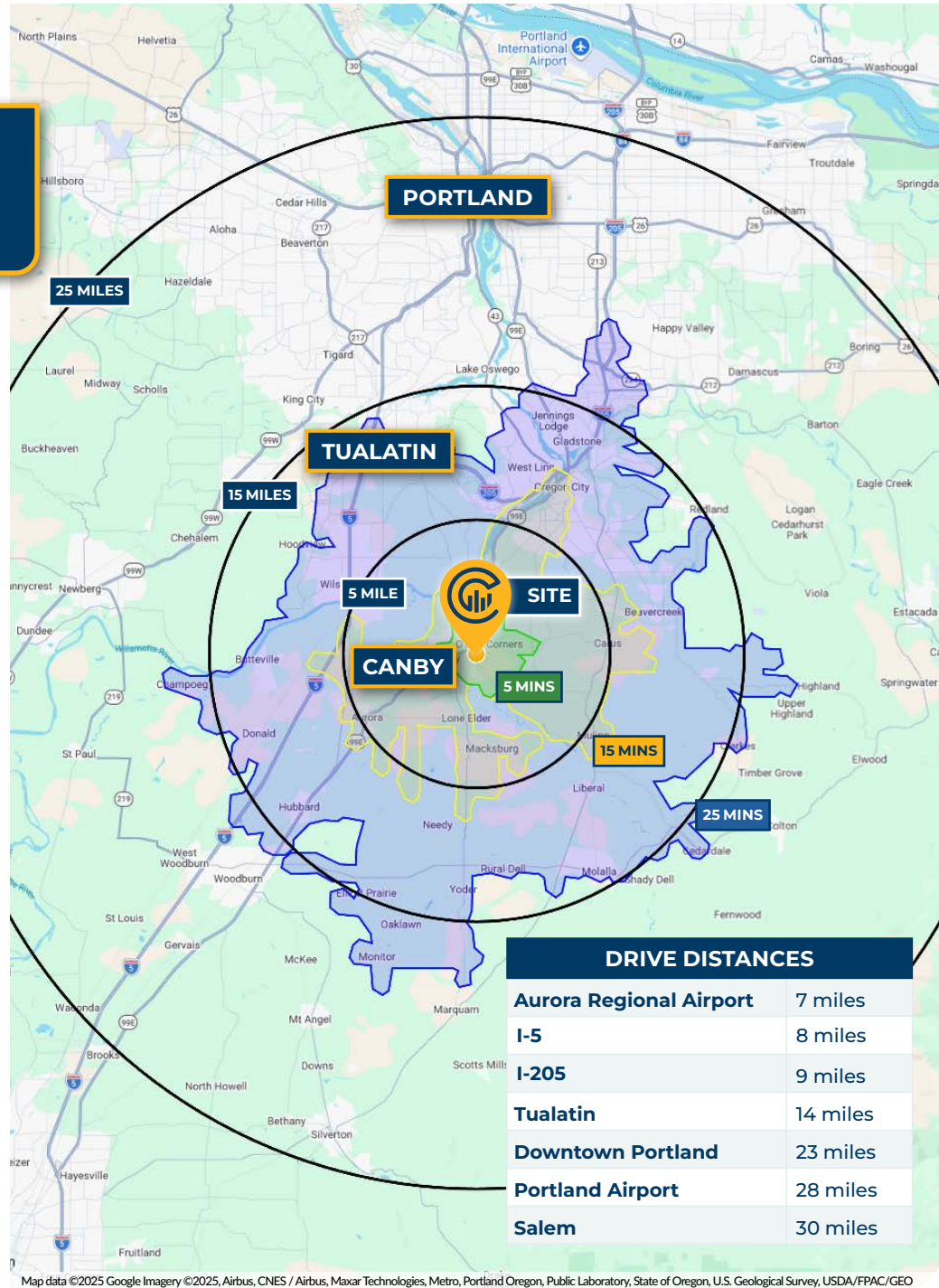
DRIVE DISTANCES	
Aurora Regional Airport	7 miles
I-5	8 miles
I-205	9 miles
Tualatin	14 miles
Downtown Portland	23 miles
Portland Airport	28 miles
Salem	30 miles



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,239	22,797	38,910
2030 Projected Population	9,365	23,440	39,248
2020 Census Population	8,981	21,936	38,512
2010 Census Population	8,149	20,303	35,318
Projected Annual Growth 2025 to 2030	0.3%	0.6%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.8%	0.7%
Households & Income			
2025 Estimated Households	3,391	8,550	15,215
2025 Est. Average HH Income	\$134,957	\$133,751	\$134,217
2025 Est. Median HH Income	\$106,625	\$105,872	\$106,583
2025 Est. Per Capita Income	\$49,539	\$50,263	\$52,562
Businesses			
2025 Est. Total Businesses	430	1,209	2,017
2025 Est. Total Employees	3,512	9,157	14,151

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

ALLEN PATTERSON, SIOR

Senior Vice President | Licensed in OR & WA
503.781.4015
 allen@capacitycommercial.com

SCOTT MILLER

Senior Vice President | Licensed in OR
971.275.0341
 scottm@capacitycommercial.com

310A & 310B S. SEQUOIA PARKWAY