

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:

DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:

DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：

DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: April 28, 2026

Approx. Start Time: 2:00 pm

Approx. Length: 30mins

Presentation Title: Industrial Lands Update and Comprehensive Economic Development Strategy Study

Department: Transportation & Development / Office of Economic Development

Presenters: Dan Johnson, Director
Laura Edmonds, Manager

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval of \$5,000 in lottery funds for development of a Comprehensive Economic Development Strategy (CEDS) study.

EXECUTIVE SUMMARY:

Industrial Site Readiness Study

The Clackamas County Office of Economic Development Workplan, accepted by the Board of County Commissioners, includes key economic priorities, economic goals and strategies to support a vibrant economy with components to ensure a focus on land availability. To fully understand land availability in Clackamas County, OED entered into a contract with Mackenzie Inc to perform an Industrial Site Readiness Study (ISRS). The study expands on previous industrial site studies performed and provides an **inventory of sites in unincorporated Clackamas County, five acres or greater, that support industrial use** and identify site characteristics to retain and/or attract key sectors.

Mackenzie performed a desktop analysis of vacant and/or (re)developable industrial zoned parcels greater than five acres in unincorporated Clackamas County. The analysis identified a total of 23 parcels that fit into one of four categories for development potential. These sites add up to approximately 457 acres. (Attachment A)

The four categories outlined in an Industrial Lands Analysis Technical Memo include:

Category 1: Development-ready (2 sites identified totaling approximately 20 acres)

Category 2: Developable with constraints (0 sites identified)

Category 3: Unlikely to develop due to constraints (2 sites identified totaling approximately 23 acres)

Category 4: Active business use present (19 sites identified totaling approximately 413 acres)

After analyzing approximately 1,404 acres of industrial zoned parcels with greater than five acres throughout unincorporated Clackamas County, Mackenzie identified 20.39 acres of development-ready land (Category 1), representing approximately 1.45% of all land studied. These 20.39 acres of developable land are all located on two parcels (Site 1 and Site 2), both owned by Clackamas County Development Agency.

More detailed analysis of these Category 1 parcels led Mackenzie to aggregate the parcels with adjacent parcels under shared ownership that were less than 5 acres (and therefore not included in original inventory analysis). This aggregation added approximately 1.66 acres, for a total of 22.05 acres of development-ready land (Category 1), representing approximately 1.57% of studied land.

Given the limited results of development ready sites, an expansion of the ISRS - Phase 2 - will allow further study of commercial and mixed-use properties within unincorporated Clackamas County and provide insights into redevelopment and development opportunities for expansion of businesses that provide living wage jobs. Phase 2 will proceed and staff will return with an update to the Board before the end of 2026.

Comprehensive Economic Development Strategy (CEDS)

Greater Portland Inc (GPI), Greater Portland Economic Development District (GPEDD), and Oregon Metro are preparing to kick-off the development of the region's five-year Comprehensive Economic Development Strategy (CEDS) for 2027-2031.

GPI and Metro will be recruiting committee members to represent stakeholders on a Technical Advisory Committee, Steering Committee and Champions Committee. Each committee will have different roles in this project:

- **Technical Advisory Committee:** Technical and subject matter experts who will provide specific support to completing project tasks and provide data resources and technical expertise.
- **Steering Committee:** Business chamber, industry, and civic leaders, who will provide oversight of the project and be the decision-maker for final scope decisions and any necessary changes to the project and will approve draft and final deliverables.
- **Champions Committee:** Regional and state leaders uniquely positioned to communicate effectively about the strategy, and who will be a group of key stakeholders to engage in the project, provide feedback on high-level vision and implementation guidance, and represent the importance of this work inside and outside the region.

As a partner and partial funder of this project, Clackamas County desires to have representatives on each of these committees. Once the consultant is hired, there will be outreach to identify additional committee members. At that time, staff will ask the Board if it wishes to recommend a Commissioner to serve on a designated CEDS Committee, as well as a Commissioner to serve as alternate in order to represent the perspectives and interests of Clackamas County.

CEDS Funding

To support this important regional economic development work, staff request the Board consider a \$5,000 contribution to the development of the CEDS that would help to offset consulting costs.

Currently, the Federal Economic Development Administration (EDA) who Greater Portland Inc. applies to for federal funding to cover the costs of this study, is backlogged with requests and the normal funding has not yet been received. In order to meet the CEDS submission deadline of 12/31/2026 to EDA, numerous partners are contributing to ensure the success of the CEDS process. Missing the submission deadline to the EDA could prevent regional projects from being submitted for EDA grant consideration.

The \$5,000 contribution by Clackamas County would be received by Greater Portland Inc. (GPI), as GPI leads this project and manages the consulting contract.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? \$38,000 ISRS Study
\$5,000 CEDS Study

What is the funding source? Lottery dollars

STRATEGIC PLAN ALIGNMENT:

- How does this item align with the County's Performance Clackamas goals? Vibrant Economy

LEGAL/POLICY REQUIREMENTS:

County Counsel & Procurement have participated as required to meet contractual requirements.

PUBLIC/GOVERNMENTAL PARTICIPATION:

None

OPTIONS:

Option 1: Approve \$5,000 in lottery funds for the development of the Comprehensive Economic Development Strategy study.

Option 2: Do not allocate funding for the study at this time.

RECOMMENDATION:

Option 1: Approve \$5,000 in lottery funds for the development of the Comprehensive Economic Development Strategy study.

ATTACHMENTS:

Attachment A: Mackenzie Industrial Lands Analysis Technical Memo

Attachment B: Individual Parcel Maps

Attachment C: County Map of Inventories Sites

Attachment D: Industrial Development Site Competitiveness Matrix

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval *Dan Johnson*

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Laura Edmonds 503-742-4366

MACKENZIE.

Portland, OR ▪ Vancouver, WA ▪ Seattle, WA ▪ Sacramento, CA

MEMORANDUM

W MACKENZIE.INC

DATE: February 6, 2026 (Draft from December 12, 2025)
TO: Steve Perkins and Laura Edmonds – Clackamas County
FROM: Gabriela Frask
PROJECT NAME: Clackamas County 2025 Industrial Land Inventory
PROJECT #: 2250163.00

SUBJECT: Industrial Land Inventory Update – Technical Memo

EXECUTIVE SUMMARY

Mackenzie performed a desktop analysis of vacant and/or (re)developable industrial zoned parcels greater than five acres in unincorporated Clackamas County. The analysis identified a total of 23 parcels that fit into one of four categories for development potential. These parcels add up to approximately 457 acres.

Approximately 90% of all inventoried parcel acreage (19 out of 23 parcels) are in Category 4: *Active business use present* and have a lower likelihood of redevelopment. Additionally, 43% of parcels (10 of the 23 parcels inventoried) are impacted by environmental constraints such as steep terrain, wetlands, and flood hazard zones. There are two parcels in the most promising category (Category 1: *Development-ready*), both owned by Clackamas County Development Agency (parcels 1 and 2). Mackenzie put additional consideration into development potential for these two parcels, including re-grouping the bisected and disconnected parcel segments and aggregating the parcel segments with adjacent smaller parcels under the same ownership to create two potential development-ready parcels.

The following report details the methodology and findings of this analysis. More technical information and findings can be found in the attachments to this technical memo, which include:

- Attachment A – Spreadsheet summary of inventoried parcels
- Attachment B – Map package of inventoried parcels
- Attachment C – County wide map of inventoried parcels

METHODOLOGY

To complete this analysis, Mackenzie utilized Geographic Information System (GIS) data from Clackamas County and Metro Regional Land Information System (RLIS). Clackamas County provided a dataset with all industrially zoned parcels of five acres or larger in the unincorporated areas of the County, which was created by County staff in the summer of 2025. There were 108 total parcels in this dataset, totaling 1,404 AC. Mackenzie reviewed each of these parcels to identify the parcels that were entirely vacant or were partially vacant but have at least five acres of contiguous vacant land. Parcels that were already fully in use were removed from analysis.

Additional spatial layers were added to the analysis, including Flood Hazard Zones, wetlands, and streams, which revealed significant development constraints on some parcels. Mackenzie also assembled additional details for each parcel, including identifying existing operations through internet searches and incorporating ownership (taxpayer) information and aerial photography. Discussions with Clackamas

County staff about parcel context, surrounding uses, and (re)development potential helped further refine the list of parcels.

Based on this analysis, all parcels were placed into one of four categories:

Category 1. Development-ready

- Vacant parcel, zoned for industrial development, without constraints (wetlands, floodplain, topography, etc.).
- Parcels in this category present no significant development constraints, have infrastructure at or near the property boundary, and entitlements are already in place or can be easily obtained.

Category 2. Developable with constraints

- Vacant parcel, zoned for industrial development, with some constraints (wetlands, floodplain, topography, etc.) that may or may not need to be mitigated prior to development.
- Parcels in this category could become viable for development within approximately three years, contingent upon addressing reasonable development constraints, securing necessary entitlements, and/or extending required public infrastructure.

Category 3. Unlikely to develop due to constraints

- Vacant parcel, zoned for industrial development, with significant constraints (wetlands, floodplain, topography, etc.), covering the majority of the parcels.
- Parcels in this category are significantly constrained, face challenges in obtaining entitlements, or are landlocked from viable public infrastructure. Examples include parcels with steep slopes, former quarry sites, or riverside locations with significant development restrictions.

Category 4. Active business use present

- Vacant or partially in use parcel owned by an existing business. Property may be partially in use by existing business or vacant but being held for future business needs/expansion.

FINDINGS

The analysis identified 23 industrially zoned parcels greater than five acres that are vacant, partially vacant, or have opportunity for expansion of nearby business operations. See Table 1 for a summary of results.

TABLE 1. INVENTORIED PARCEL OVERVIEW	
Number of Inventoried Parcels	23
Range of Parcel Sizes	5 – 152 acres (AC)
Average Parcel Size	~20 AC
Average Parcel Size (Category 1-3)	11 AC
Median Parcel Size	11.50 AC

The summary of how all 23 parcels were categorized is shown in Table 2.

TABLE 2. PARCEL CATEGORIZATION SUMMARY		
	Number of Parcel	Total Parcel Area (AC)
Category 1 (Development-ready)	2	~20
Category 2 (Developable with constraints)	0	0
Category 3 (Unlikely to develop due to constraints)	2	~23.5
Category 4 (Active business use present)	19	~413
Total	23	~455

There were two parcels in Category 1, meaning only two parcels stand out as being vacant and development ready. These two parcels are further analyzed in the subsequent section. Additionally, of the +/-455 total acres in all categories, approximately 413 acres are in Category 4 (Active business use present). Furthermore, eight of these parcels in Category 4 are heavily impacted by flood hazard zones and/or wetlands.

Only one of the parcels identified in this analysis is considered “vacant” in Metro’s Buildable Land Inventory (BLI) from the 2024 Urban Growth Report Regional Forecast. This one parcel is Parcel #3, a 12-acre parcel owned by Clackamas River Water District that has significant environmental constraints (steep terrain and majorly impacted by flood hazard zones).

Table 3 presents more information about each of the 23 inventoried parcels, including the parcels impacted by environmental constraints. See the enclosed attachments for more detailed parcel maps with contours and flood hazard zones, as well as a more detailed parcel inventory spreadsheet with addresses and parcel numbers.

Table 3. Overview Of Individual Inventoried Parcels						
Parcel Number	Gross Parcel Acreage	Owner/Taxpayer	City	Active Business Use	Topography and/or Environmental Constraints	Category
1	7.71	Clackamas County Development Agency	Clackamas			1
2	12.68	Clackamas County Development Agency	Clackamas			1
3	12.08	Clackamas River Water Dist.	Clackamas		✓	3
4	11.55	Clackamas Education Service District	Clackamas		✓	3
5	8.3	North Clackamas Parks & Rec. Dist.	Portland	✓	✓	4
6	5.44	Spitznagel Family LLC	Clackamas	✓		4
7	13.72	Tyler Family Limited Partnership	Boring	✓		4
8	8.59	Smith Larry D Trustee	Boring	✓		4
9	5.61	MVGD LLC	Clackamas	✓		4
10	7.93	Eagle Foundry Co.	Eagle Creek	✓		4
11	22.81	Eagle Foundry Co.	Eagle Creek	✓		4
12	6	Mckee Holdings II LLC	Eagle Creek	✓	✓	4
13	5	Day Portland Building LLC	Eagle Creek	✓	✓	4
14	7.01	Day Portland Building LLC	Eagle Creek	✓		4
15	62.03	Glacier Northwest Inc	Canby	✓	✓	4
16	17.48	Glacier Northwest Inc	Canby	✓	✓	4
17	10.17	B & Co Properties LLC	Canby	✓	✓	4
18	15.56	Canby Sand & Gravel Co	Canby	✓	✓	4
19	15.52	Fip Master Funding XIV LLC	Mulino	✓	✓	4
20	8.11	Sanders Wood Products Inc	Molalla	✓		4
21	25.26	Sanders Wood Products Inc	Molalla	✓		4
22	152.64	Sanders Wood Products Inc	Molalla	✓		4
23	16.23	Pacific Fibre Products Inc	Molalla	✓		4

Analysis of Category 1 Parcels

The two parcels that are in Category 1 (development-ready) are owned by the Clackamas County Development Agency. These two parcels are made up of irregular and disconnected segments which are also bisected by Highway 224. To better understand development potential for this area, Mackenzie examined what would happen if parts of the parcels were re-grouped, creating two parcels: Parcel 1 could be made up of the parcel segments on the east side of Highway 224 and Parcel 2 could be made up of the parcel segments on the west side of Highway 224. Next, Mackenzie examined aggregating the parcels with additional adjacent industrial zoned parcels with shared ownership that had not been included in the previous analysis because they are smaller than five acres. With the addition of these smaller parcels, the approximate size of hypothetical Parcel 1 is 9.38 AC and the approximate size of hypothetical Parcel 2 is 12.66 AC. Property line adjustments are necessary to deliver these as graphically shown.

The parcel aggregation of each new potential aggregated site is detailed in Table 4 and 5 and graphically depicted in Attachment B.

TABLE 4. PARCEL 1 AGGREGATION Parcel Segments <u>East</u> of Highway 224			
Parcel Segment Number	Assessor Parcel Number (APN)	Parcel Segment Area (AC)	Included in Original Inventory Analysis
1a	22E09A 00800	6.41	✓
1b	22E09AB 00100	1.55	✓
1c	22E09AB 00100	0.78	✓
1d	22E09A 00101	0.64	
Total Parcel 1 AC:		9.38	

TABLE 5. PARCEL 2 AGGREGATION Parcel Segments <u>West</u> of Highway 224			
Parcel Segment Number	Assessor Parcel Number (APN)	Parcel Segment Area (AC)	Included in Original Inventory Analysis
2a	22E09AB 00100	9.82	✓
2b	22E09AB 00100	0.52	✓
2c	22E09A 00800	1.3	✓
2d	22E09AB 00200	0.61	
2e	22E09A 00101	0.41	
Total Parcel 2 AC:		12.66	

CONCLUSION

After reviewing approximately 1,404 AC of industrial zoned parcels greater than five acres throughout unincorporated Clackamas County, Mackenzie identified 20.39 AC of development-ready land (Category 1), representing approximately 1.45% of all land studied. These 20.39 AC of developable land are all located on two nearby parcels (Parcel 1 and Parcel 2), both owned by Clackamas County Development Agency.

More detailed analysis of these Category 1 parcels led Mackenzie to examine aggregating the parcels with adjacent parcels under shared ownership that were less than five acres (and therefore not included in original inventory analysis). This aggregation could add approximately 1.66 AC, for a total of 22.05 AC of development-ready land (Category 1), representing approximately 1.57% of studied land.

Parcel Number	Business if Available	Taxpayer
1 and 2 (see Category 1 Analysis)		CLACKAMAS COUNTY DEVELOPMENT AGENCY
1 and 2 (see Category 1 Analysis)		CLACKAMAS COUNTY DEVELOPMENT AGENCY
3		CLACKAMAS RIVER WATER DIST CLACKAMAS EDUCATION SERVICE DISTRICT
4		NORTH CLACKAMAS PARKS & REC DIST
5	JOHNSON CREEK PROPERTY	
6	MILLER PAINT & 76 GAS STATION	SPITZNAGEL FAMILY LLC TYLER FAMILY LIMITED PARTNERSHIP
7	MT SCOTT FUEL	SMITH LARRY D TRUSTEE
8	FARM/NURSERY	
	DRAVON MEDICAL & CANNULA	
9	COMFORT	MVGD LLC
10		EAGLE FOUNDRY CO
11		EAGLE FOUNDRY CO
12	CARPENTRY PLUS	MCKEE HOLDINGS II LLC
13	CARPENTRY PLUS	DAY PORTLAND BUILDING LLC
14	CARPENTRY PLUS	DAY PORTLAND BUILDING LLC
15	SOUTH COUNTY ASPHALT	GLACIER NORTHWEST INC
16	SOUTH COUNTY ASPHALT	GLACIER NORTHWEST INC
17	SOUTH COUNTY ASPHALT	B & CO PROPERTIES LLC
18	CANBY LANDSCAPE SUPPLY	CANBY SAND&GRAVEL CO

19 ASC SUNSTONE CIRCUITS LLC

FIP MASTER FUNDING XIV LLC

20 RSG FOREST PRODUCTS

SANDERS WOOD PRODUCTS INC

21 RSG FOREST PRODUCTS

SANDERS WOOD PRODUCTS INC

22 RSG FOREST PRODUCTS

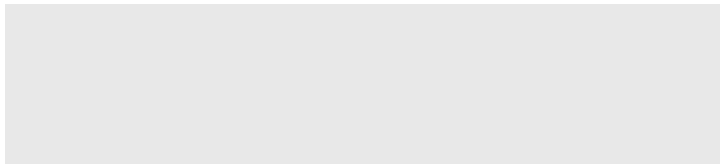
SANDERS WOOD PRODUCTS INC

23

PACIFIC FIBRE PRODUCTS INC

Address	City	Assessor Parcel Number (APN)	Gross Parcel Acreage	Category
9200 SE MATHER RD	CLACKAMAS	22E09A 00800	7.71	1
9200 SE LAWNFIELD RD	CLACKAMAS	22E09AB 00100	12.68	1
16845 SE ROBERT AVE	CLACKAMAS	22E15B 01103	12.08	3
NO SITUS	CLACKAMAS	22E04 00204	11.55	3
8855 SE 76TH DR	PORTLAND	12E29AB 03609	8.3	4
10210 SE HWY 212	CLACKAMAS	22E10C 04400	5.44	4
11851 SE 282ND AVE	BORING	13E36D 00300	13.72	4
NO SITUS	BORING	13E36D 00600	8.59	4
NO SITUS	CLACKAMAS	22E10DB 00100	5.61	4
23365 SE EAGLE CREEK RD	EAGLE CREEK	24E31D 00200	7.93	4
23003 SE EAGLE CREEK RD	EAGLE CREEK	24E31A 02403	22.81	4
25845 SE EAGLE CREEK RD	EAGLE CREEK	34E05 04105	6	4
26175 SE EAGLE CREEK RD	EAGLE CREEK	34E05 04102	7.01	4
NO SITUS	EAGLE CREEK	34E05 04103	5	4
24390 S HWY 99E	CANBY	41E05D 00500	17.48	4
NO SITUS	CANBY	41E05D 00400	62.03	4
24333 S BOBS WAY	CANBY	41E05A 02400	10.17	4
NO SITUS	CANBY	41E05BD 01200	15.56	4

13626 S FREEMAN RD	MULINO	42E17A 00800	15.52	4
NO SITUS	MOLALLA	42E29 00503	8.11	4
28820 S HWY 213	MOLALLA	42E29D 00500	25.26	4
28890 S HWY 213	MOLALLA	42E29 00700	152.64	4
NO SITUS	MOLALLA	52E17 02400	16.23	4



Development Constraints

Parcel is irregularly segmented and bisected by HWY 224.

Parcel is irregularly segmented and bisected by HWY 224.
Partially covered by flood hazard zones and contains a steep slope.

Significantly covered by wetlands.
Currently used for walking trails. Partially covered by Flood Hazard zones along Johnson Creek.

Partially active use (approximately quarter of parcel).

Partial active use (approximately half of parcel).
Active use (farm use).

Unusually shaped lot surrounding building.

Partially covered in wetland (log pond).

Partially covered in wetland (log pond).

Gravel pit requires significant effort and investment to redevelop. Parcel is almost entirely covered by Flood Hazard zones and a pond.

Gravel pit. Parcel is almost entirely covered by Flood Hazard zones and partially impacted by a pond.
Parcel is partially covered by wetlands and Flood hazard zones along the Molalla River.

Gravel pit. Parcel is impacted by Flood hazard Zones.

Partial active use (approximately third of parcel). Rest of parcel is covered by flood hazard zones along the Milk Creek.

Active use (lumber yard).

Active existing use (approximately half of parcel).
Active use (lumber yard).

Development Opportunities	Active Business Use Present	Topography and/or Environmental Constraints Present
---------------------------	-----------------------------	-----------------------------------------------------

Could be consolidated and/or re-grouped with smaller adjacent parcels/parcel segments under shared ownership.

Could be consolidated and/or re-grouped with smaller adjacent parcels/parcel segments under shared ownership.

✓

✓

✓

✓

Mostly vacant.

✓

Land for expansion.

✓

✓

✓

Fully vacant. Expansion opportunity for Eagle Foundry from adjacent development.

✓

Almost entirely vacant. Expansion opportunity for Eagle Foundry.

✓

Expansion opportunity for Carpentry Plus.

✓

✓

Expansion opportunity for Carpentry Plus.

✓

✓

Fully vacant. Expansion opportunity for Carpentry Plus.

✓

✓

✓

✓

✓

✓

✓

✓

✓

Expansion opportunity for ASC Sunstone Circuits.

✓

✓

Fully vacant. Expansion opportunity for RGS.

✓

✓

Approximately 50 AC of vacant land. Expansion opportunity for RGS.

✓

✓

**"Vacant" in
Metro BLI**

✓

Parcel and Category Details	Acres
Category 1 total acreage	20.39
Category 2 total acreage	0
Category 3 total acreage	23.63
Category 4 total acreage	413.41
Total acreage across all categories	457.43
Average Parcel Size (all categories)	19.89
Average Parcel Size (category 1-3)	11.01
Median Parcel Size (all categories)	11.55
Range of Parcel Sizes (all categories)	5 to 152.64

Aggregated Parcel Number	Parcel Segment Number	Included in Original Inventory Analysis	Assessor Parcel Number (APN)	Gross Parcel Acreage
1 East of Hwy 224	1a	Yes	22E09A 00800	6.41
	1b	Yes	22E09AB 00100	1.55
	1c	Yes	22E09AB 00100	0.78
	1d	No	22E09A 00101	0.64
			<i>Total acreage:</i>	9.38
2 West of Hwy 224	2a	Yes	22E09AB 00100	9.82
	2b	Yes	22E09AB 00100	0.52
	2c	Yes	22E09A 00800	1.3
	2d	No	22E09AB 00200	0.61
	2e	No	22E09A 00101	0.41
			<i>Total acreage:</i>	12.66

Description

Northeasternmost and largest parcel segment in this site. Currently grouped with 2c.

Larger of the two long sliver parcel segments in the middle of the site. Currently grouped with 1c, 2a, and 2b .

Northwestern triangle shaped parcel segment of this site. Currently grouped with 1b, 2a, and 2b.

Smaller of the two long sliver parcel segments. Currently grouped with 2e.

Largest of the parcel segments in this site. Currently grouped with 1b, 1c, and 2b.

Small rectangular parcel segment in the middle of this site. Currently grouped with 1b, 1c, and 2a.

Easternmost triangle shaped parcel segment. Currently grouped with 1a.

Square-shaped parcel segment in southeastern area of this site.

Narrow sliver parcel segment in middle of this site. Currently grouped with 1d.



Taxpayer	Address	City
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE MATHER RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE LAWNFIELD RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE LAWNFIELD RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	n/a	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE LAWNFIELD RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE LAWNFIELD RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9200 SE MATHER RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	9651 SE MATHER RD	CLACKAMAS
CLACKAMAS COUNTY DEVELOPMENT AGENCY	n/a	CLACKAMAS

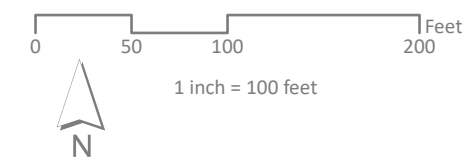
AGGREGATED PARCELS #1

Category 1
Taxpayer: CLACKAMAS COUNTY DEVELOPMENT AGENCY

CLACKAMAS, OR

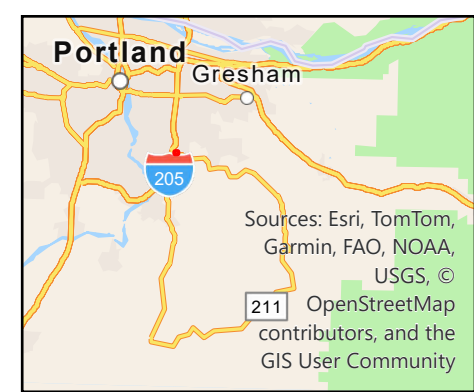
LEGEND

-  Tax Lots
-  Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/5/2026 Map Created By: AFLUETSCH
 File: ClackamasCounty_ISRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA




RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

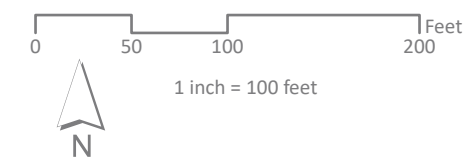
AGGREGATED PARCELS #1

Category 1
Taxpayer: CLACKAMAS COUNTY DEVELOPMENT AGENCY

CLACKAMAS, OR

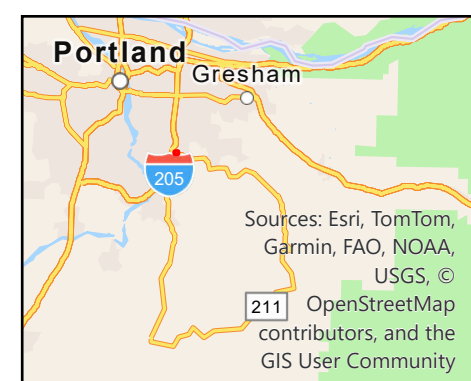
LEGEND

-  Tax Lots
-  Vacant Industrial Parcel >5 AC
-  2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/5/2026
 File: ClackamasCounty_JSRS
 Map Created By: AFLUETSCH
 Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA



RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

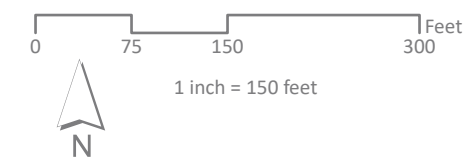
AGGREGATED PARCELS #2

Category 1
Taxpayer: CLACKAMAS COUNTY DEVELOPMENT AGENCY

CLACKAMAS, OR

LEGEND

-  Tax Lots
-  Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/5/2026
File: ClackamasCounty_ISR
Map Created By: AFLUETSCH
Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA




RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

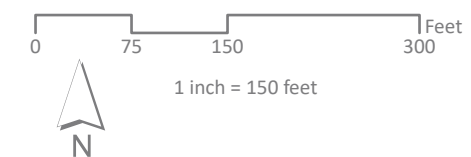
AGGREGATED PARCELS #2

Category 1
Taxpayer: CLACKAMAS COUNTY DEVELOPMENT AGENCY

CLACKAMAS, OR

LEGEND

-  Tax Lots
-  Vacant Industrial Parcel >5 AC
-  2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/5/2026
 File: ClackamasCounty_ISRS
 Map Created By: AFLUETSCH
 Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC



PARCEL #3

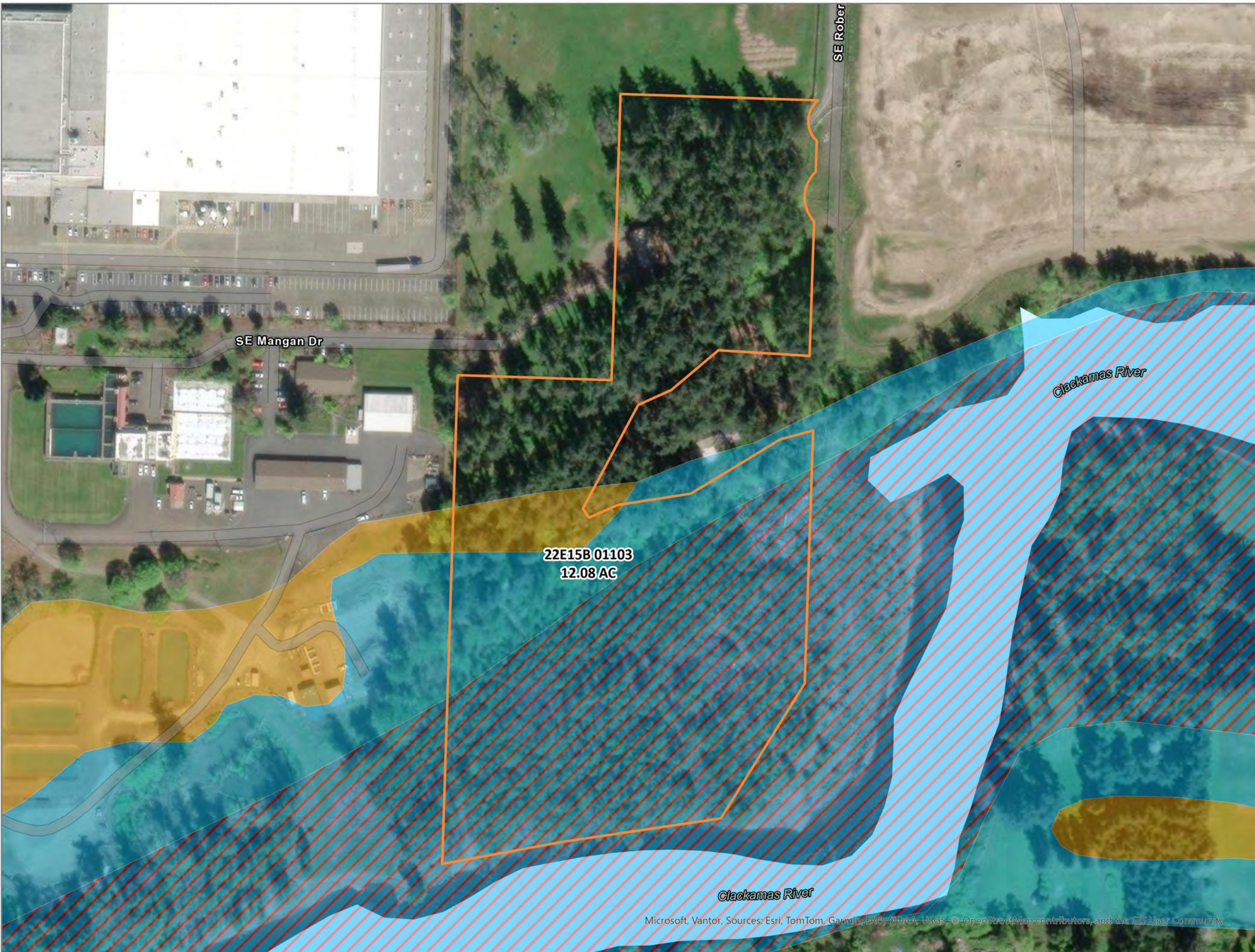
Category 3

Taxpayer: CLACKAMAS
RIVER WATER DISTRICT

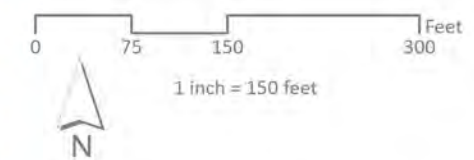
CLACKAMAS, OR

LEGEND

-  Vacant Industrial Parcel >5 AC
- Flood Hazard Zones**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Streams

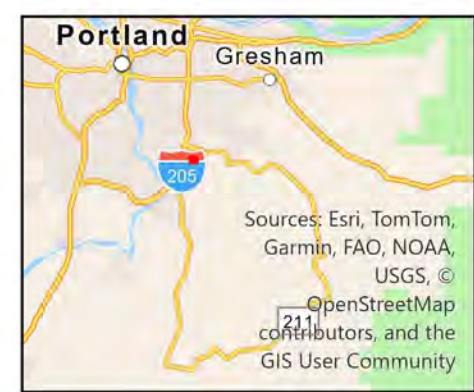


22E15B 01103
12.08 AC



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #3

Category 3

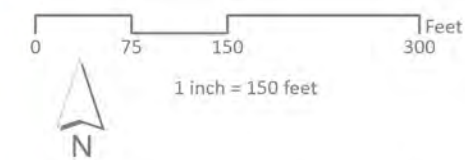
Taxpayer: CLACKAMAS RIVER WATER DISTRICT

CLACKAMAS, OR



LEGEND

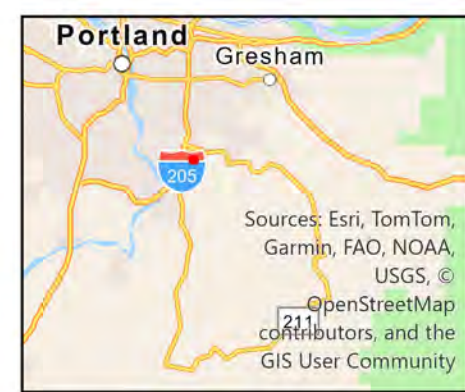
- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #4

Category 3

Taxpayer: CLACKAMAS
EDUCATION SERVICE
DISTRICT

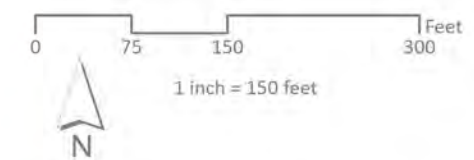
CLACKAMAS, OR

LEGEND

-  Vacant Industrial Parcel >5 AC
- Flood Hazard Zones**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Wetlands (Locally Corrected)



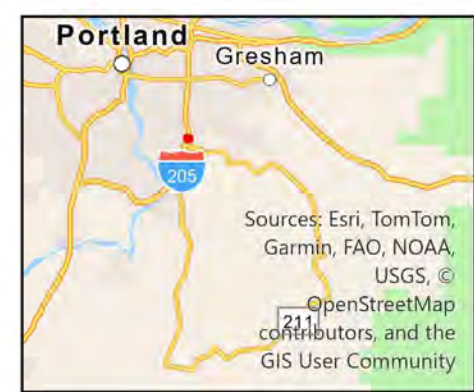
22E04 00204
11.55 AC



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.D0



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #4

Category 3

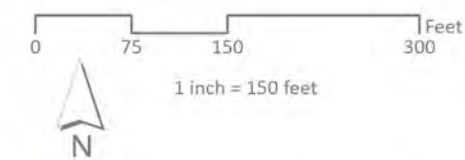
Taxpayer: CLACKAMAS
EDUCATION SERVICE
DISTRICT

CLACKAMAS, OR



LEGEND

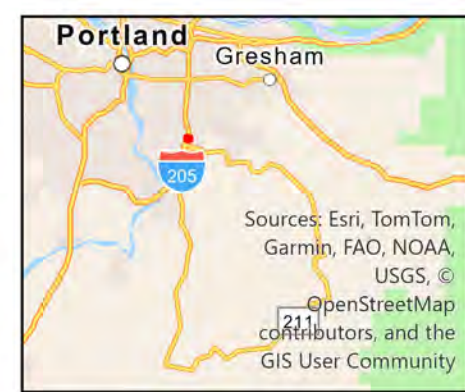
- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #5

Category 4

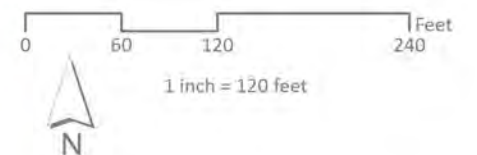
JOHNSON CREEK PROPERTY

Taxpayer: NORTH
CLACKAMAS PARKS & REC
DIST

PORTLAND, OR

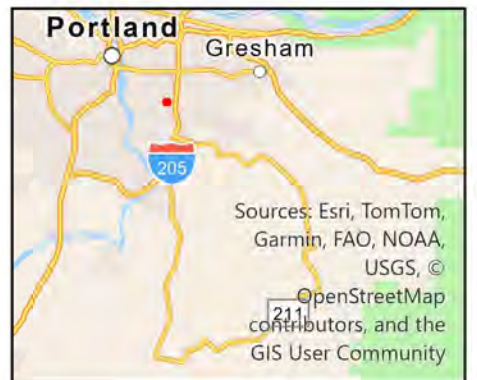
LEGEND

-  Vacant Industrial Parcel >5 AC
- Flood Hazard Zones**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Streams



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163 00

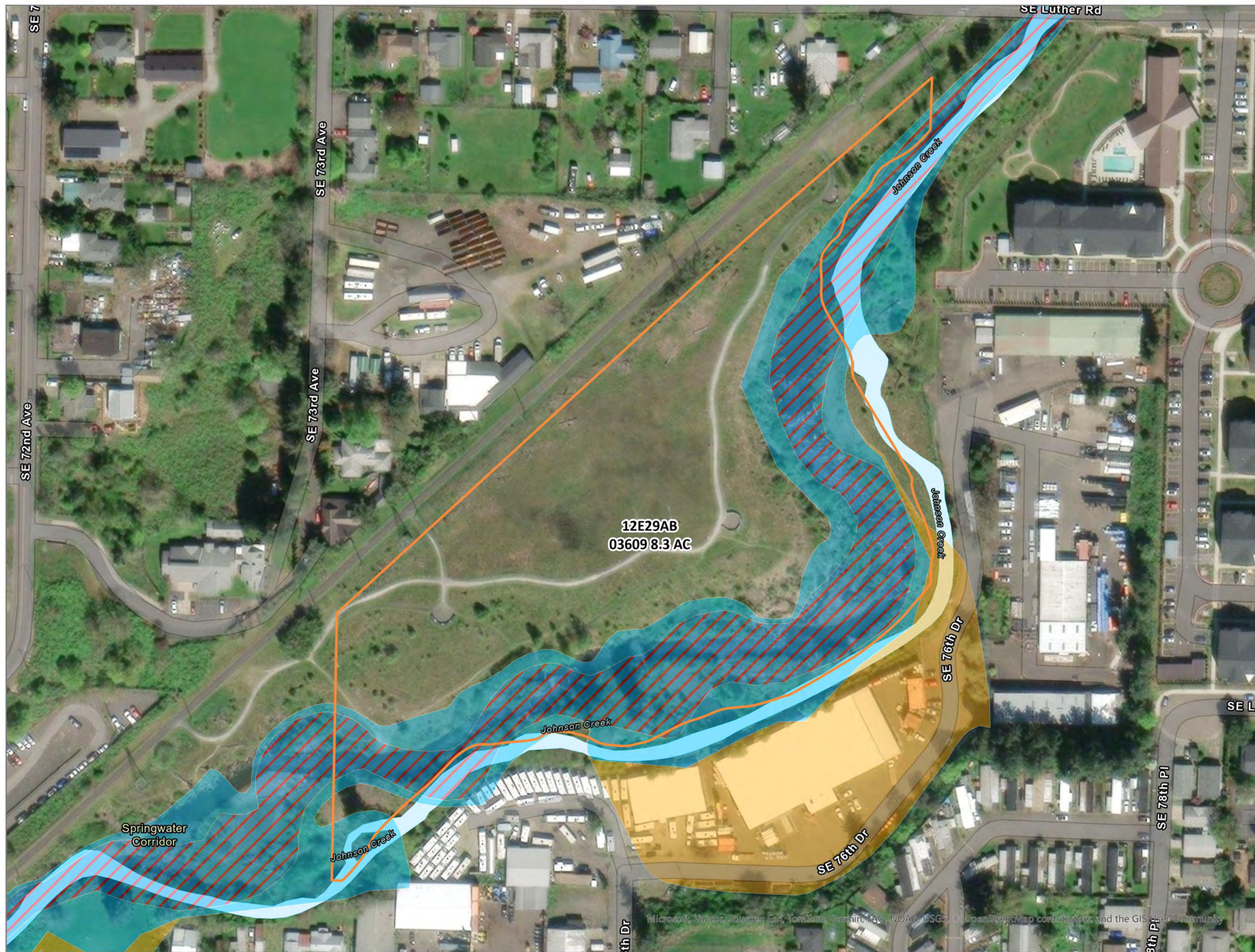


MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED



Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

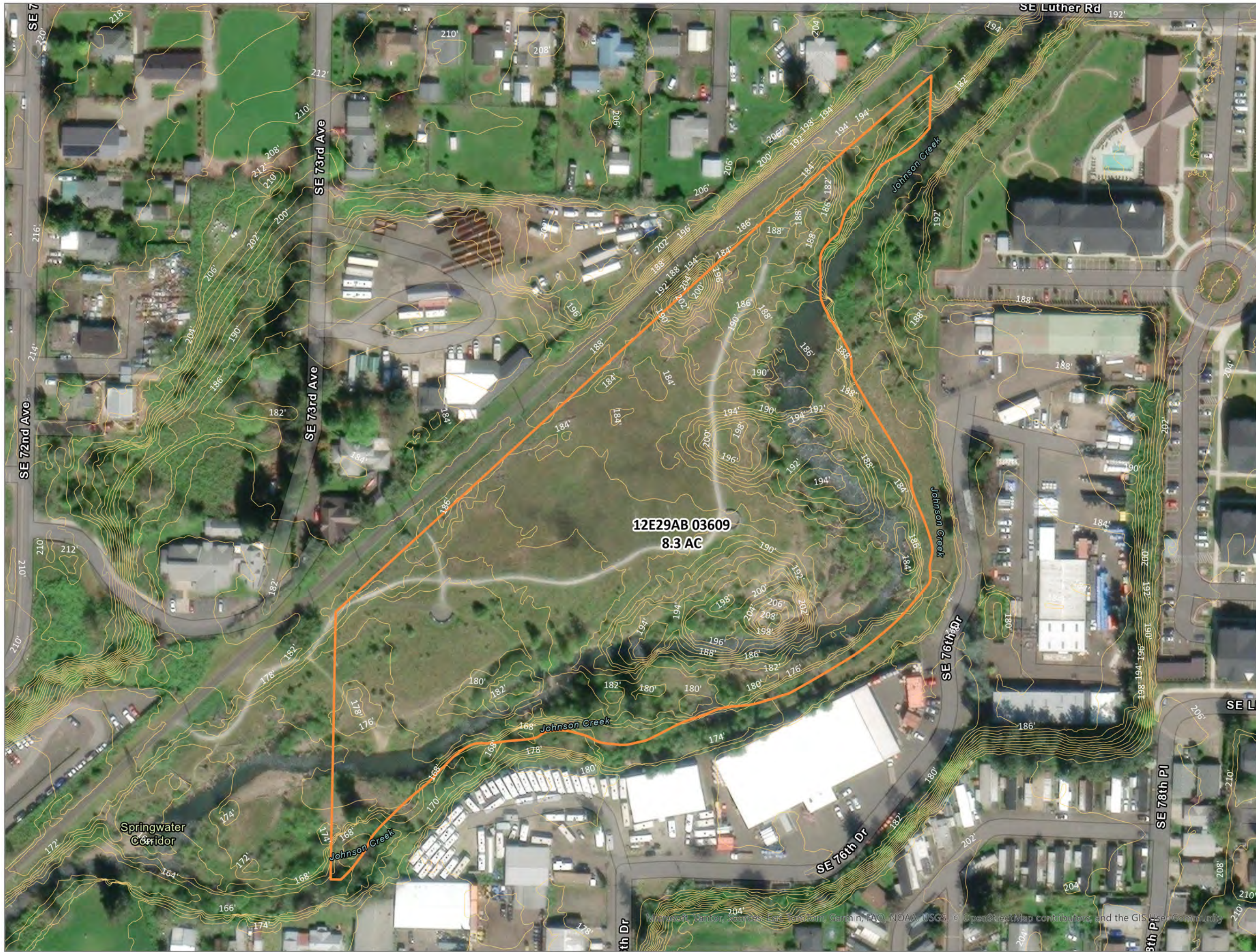
PARCEL #5

Category 4

JOHNSON CREEK PROPERTY

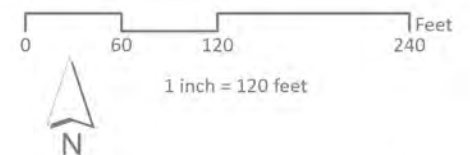
Taxpayer: NORTH
CLACKAMAS PARKS & REC
DIST

PORTLAND, OR



LEGEND

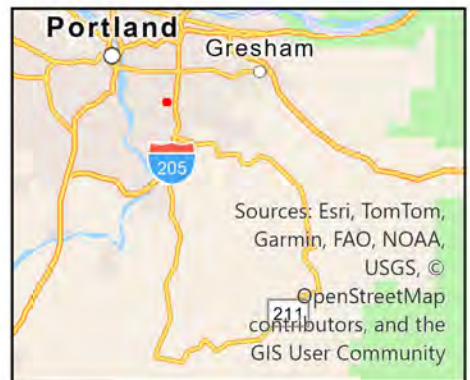
- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #6

Category 4
MILLER PAINT & 76 GAS
STATION


Taxpayer: SPITZNAGEL
FAMILY LLC

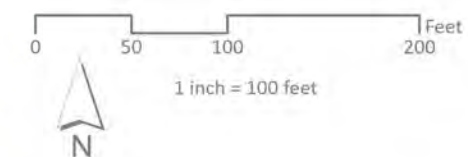
CLACKAMAS, OR



22E10C 04400
5.44 AC

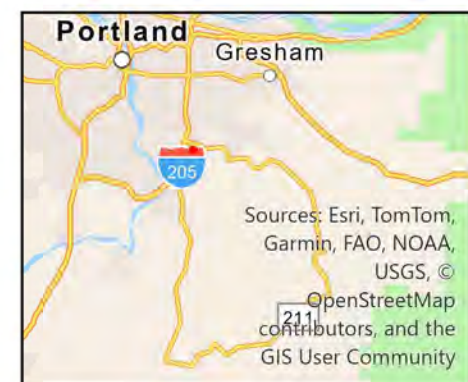
LEGEND

 Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #6

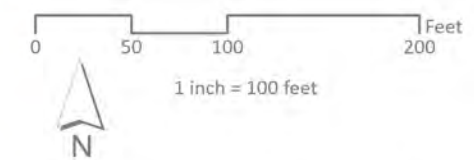
Category 4
MILLER PAINT & 76 GAS
STATION

Taxpayer: SPITZNAGEL
FAMILY LLC
CLACKAMAS, OR



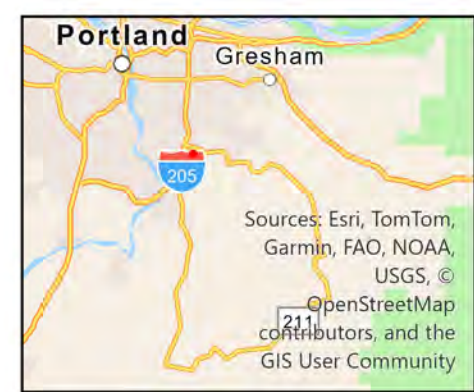
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #7

Category 4

MT SCOTT FUEL

Taxpayer: TYLER FAMILY
LIMITED PARTNERSHIP


BORING, OR

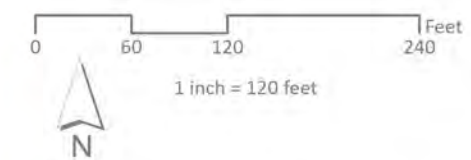


13E36D 00600
8.59 AC

13E36D 00300
13.72 AC

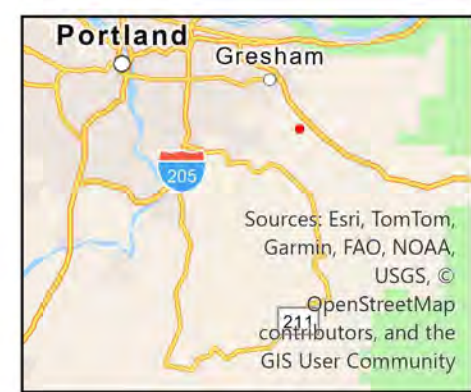
LEGEND

 Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #7

Category 4

MT SCOTT FUEL

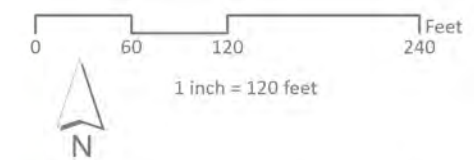
Taxpayer: TYLER FAMILY
LIMITED PARTNERSHIP

BORING, OR



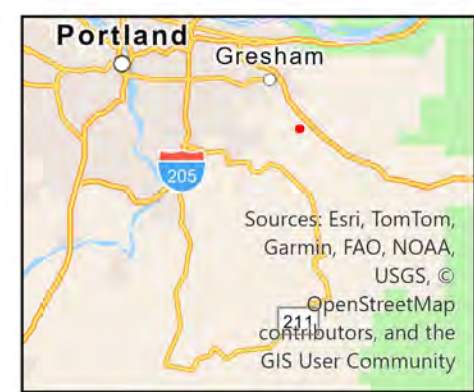
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #8

Category 4


FARM/NURSERY

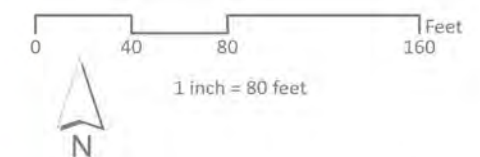
Taxpayer: SMITH LARRY D
TRUSTEE

CLACKAMAS, OR



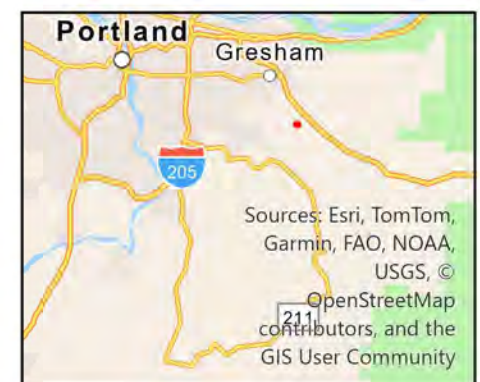
LEGEND

 Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #8

Category 4
FARM/NURSERY

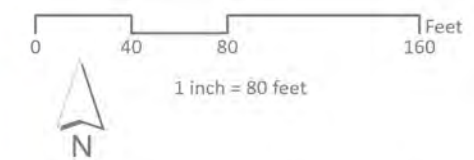
Taxpayer: SMITH LARRY D
TRUSTEE

CLACKAMAS, OR



LEGEND

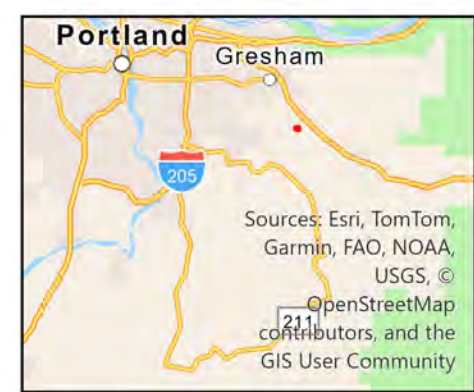
- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #9

Category 4

DRAVON MEDICAL &
CANNULA COMFORT

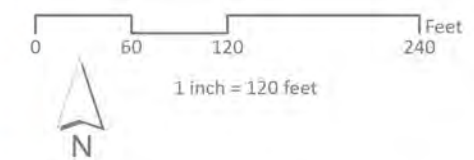
Taxpayer: MVGD LLC

CLACKAMAS, OR



LEGEND

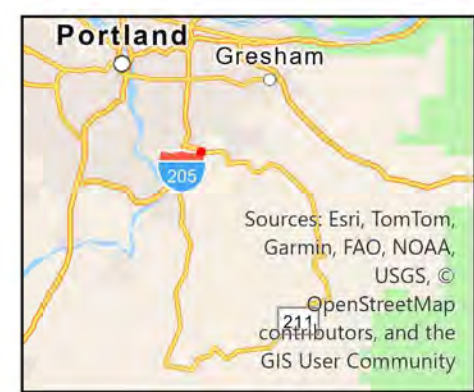
Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #9

Category 4

DRAVON MEDICAL &
CANNULA COMFORT

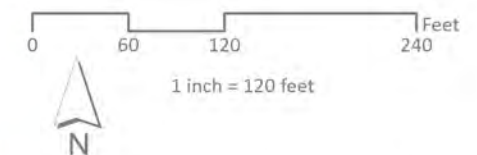
Taxpayer: MVGD LLC

CLACKAMAS, OR



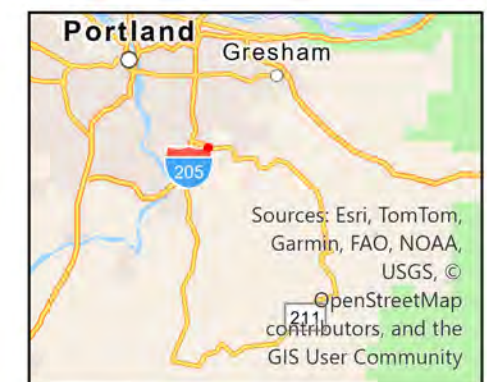
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_ISRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #10


Category 4

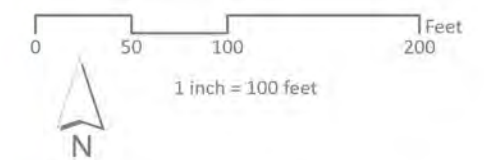
Taxpayer: EAGLE FOUNDRY
CO

EAGLE CREEK, OR



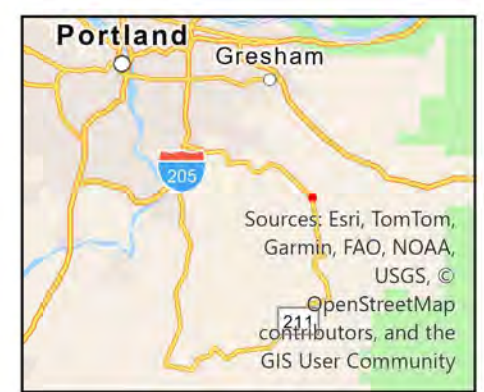
LEGEND

 Vacant Industrial Parcel >5 AC



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #10

Category 4

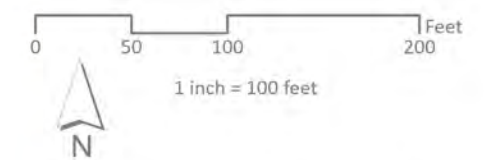
Taxpayer: EAGLE FOUNDRY
CO

EAGLE CREEK, OR



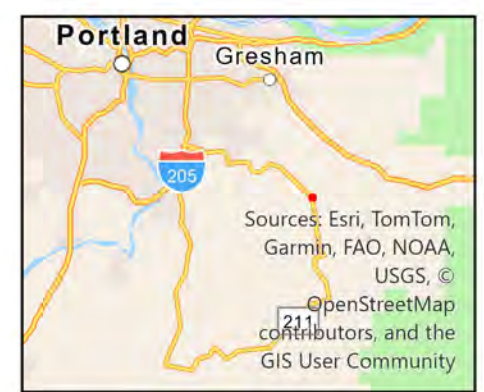
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #11


Category 4

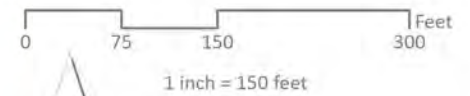
Taxpayer: EAGLE FOUNDRY
CO

EAGLE CREEK, OR



LEGEND

 Vacant Industrial Parcel >5 AC



SOURCE DATA:
Clackamas County,
Oct 2025

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

P 503.224.9560 • MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #11

Category 4

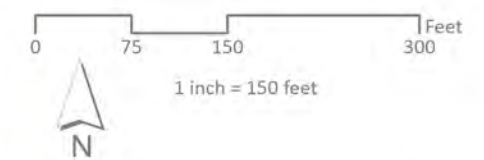
Taxpayer: EAGLE FOUNDRY
CO

EAGLE CREEK, OR



LEGEND

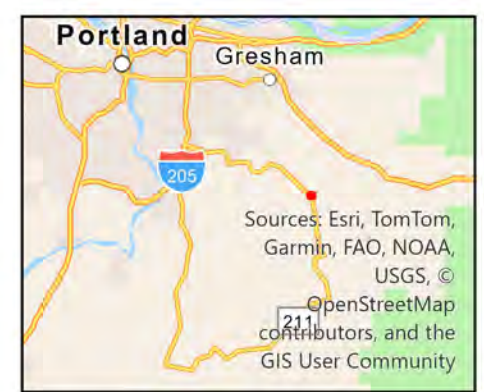
- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #12




Category 4

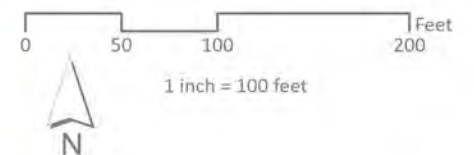
CARPENTRY PLUS

Taxpayer: MCKEE HOLDINGS
II LLC

EAGLE CREEK, OR

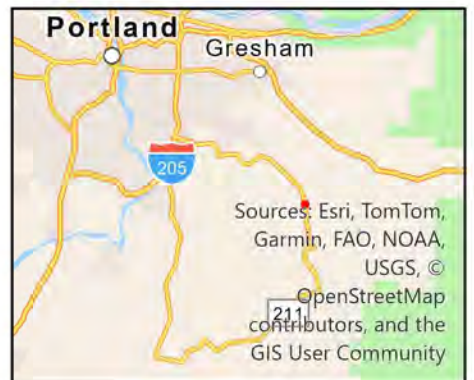
LEGEND

-  Vacant Industrial Parcel >5 AC
-  Wetlands (Locally Corrected)
-  Streams



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.D0



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC



PARCEL #12

Category 4

CARPENTRY PLUS

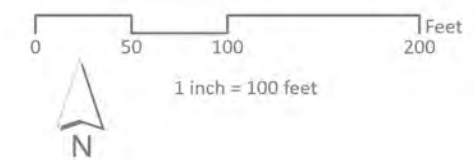
Taxpayer: MCKEE HOLDINGS
II LLC

EAGLE CREEK, OR



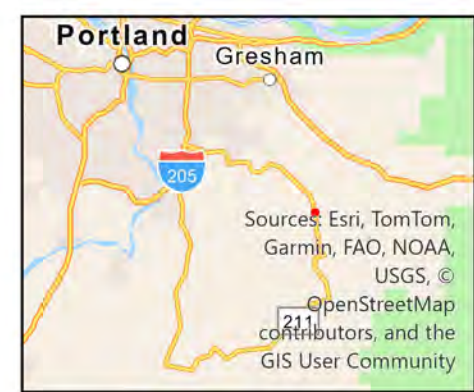
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #13 (04103) &

PARCEL #14 (04103)



Category 4

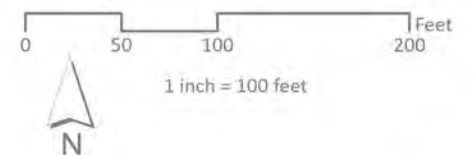
CARPENTRY PLUS

Taxpayer: DAY PORTLAND
BUILDING LLC

EAGLE CREEK, OR

LEGEND

-  Vacant Industrial Parcel >5 AC
-  Wetlands (Locally Corrected)



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED



PARCEL #13 (04103) &

PARCEL #14 (04103)

Category 4

CARPENTRY PLUS

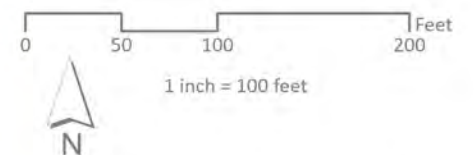
Taxpayer: DAY PORTLAND
BUILDING LLC

EAGLE CREEK, OR



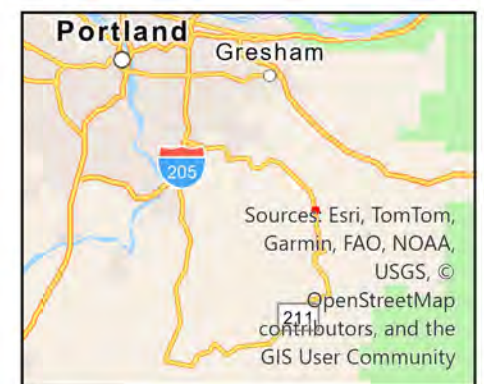
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #15 (00400) &

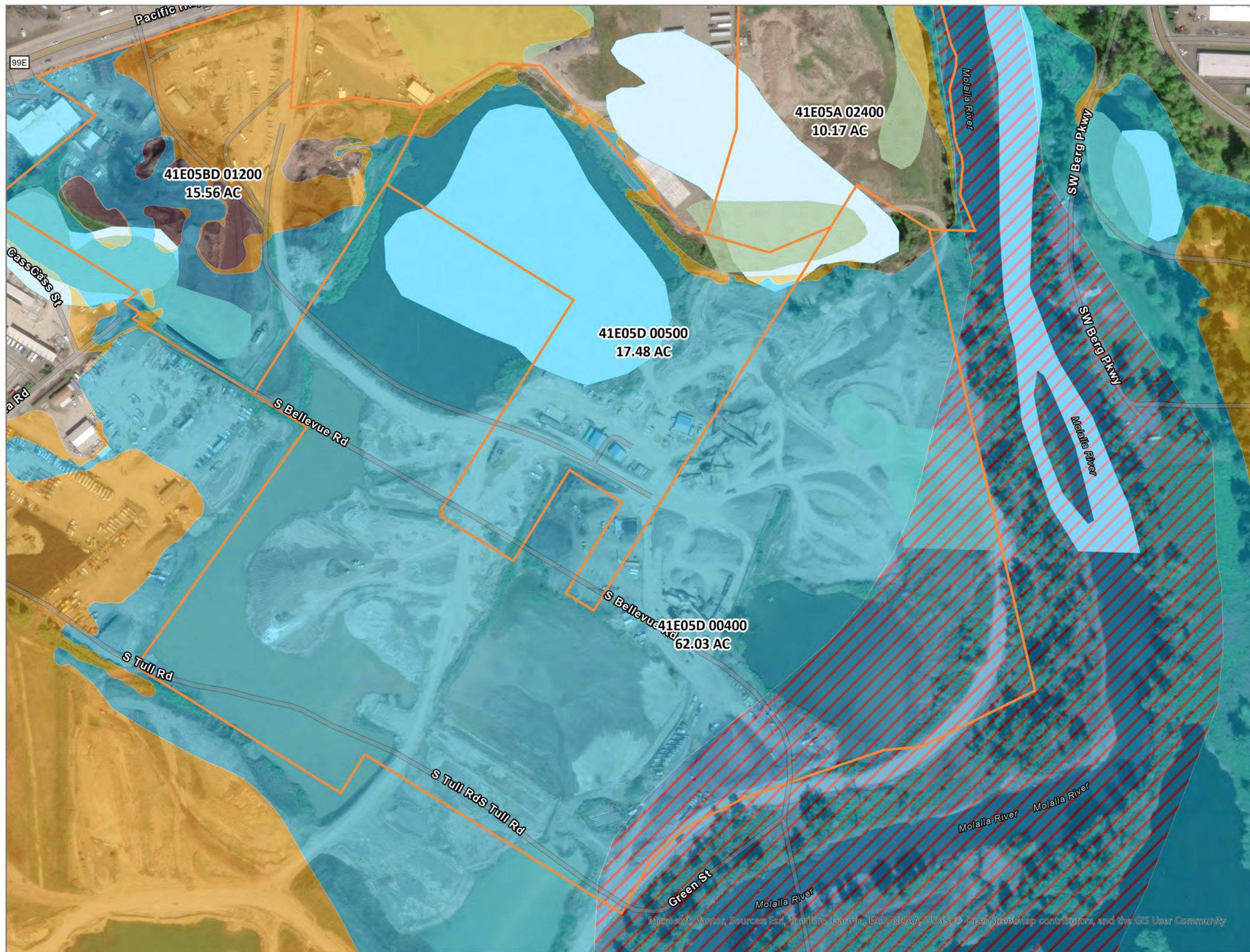
PARCEL #16 (00500)

Category 4

SOUTH COUNTY ASPHALT

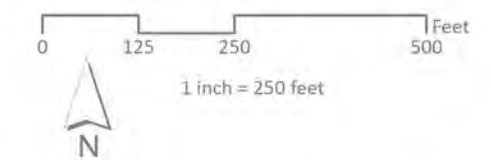
Taxpayer: GLACIER
NORTHWEST INC

CANBY, OR



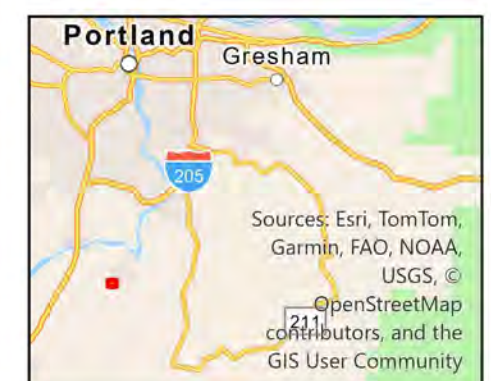
LEGEND

- Vacant Industrial Parcel >5 AC
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Wetlands (Locally Corrected)
- Streams



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

Microsoft, Vantor, Sources Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PARCEL #15 (00400) &

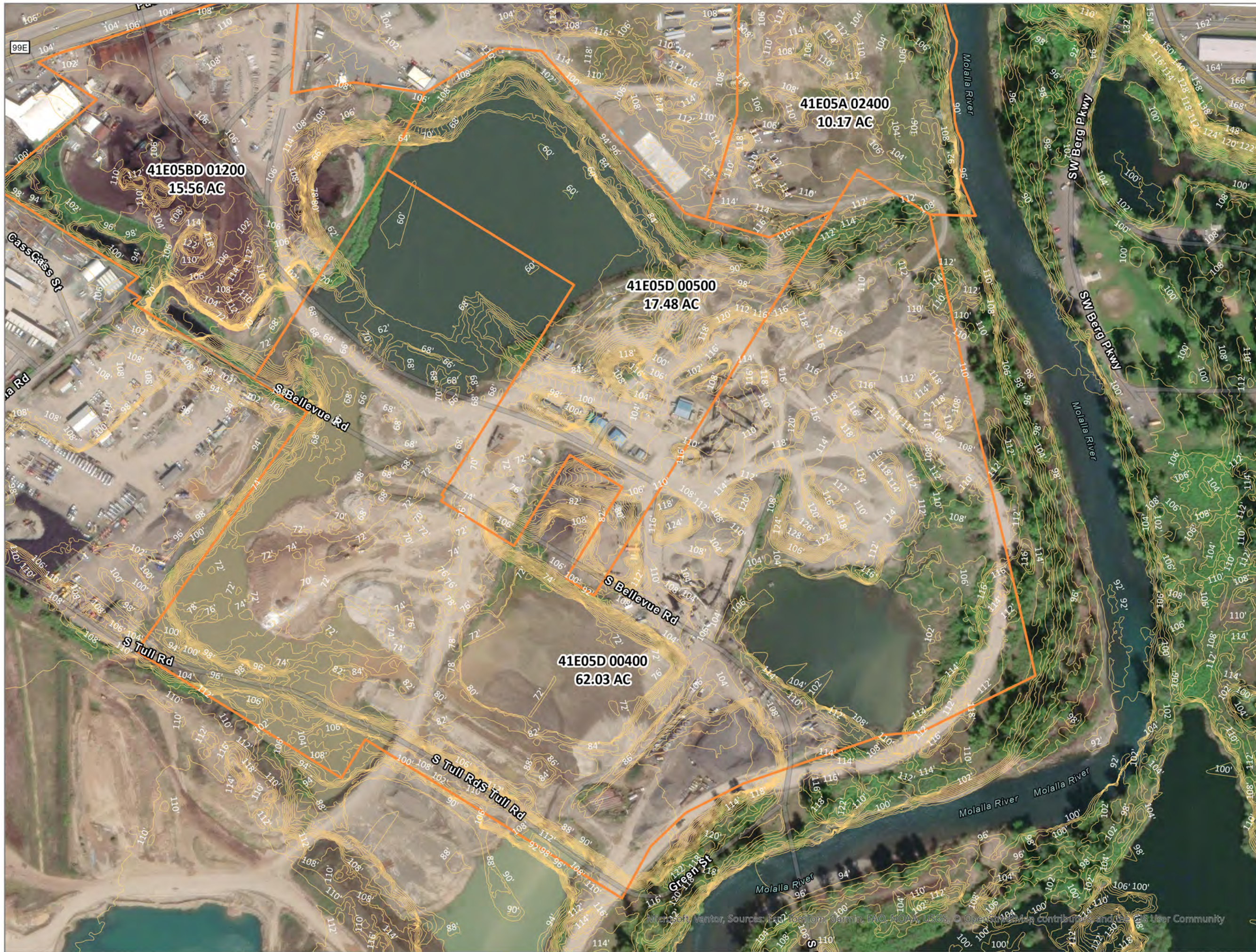
PARCEL #16 (00500)

Category 4

SOUTH COUNTY ASPHALT

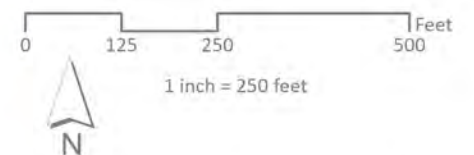
Taxpayer: GLACIER
NORTHWEST INC

CANBY, OR



LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

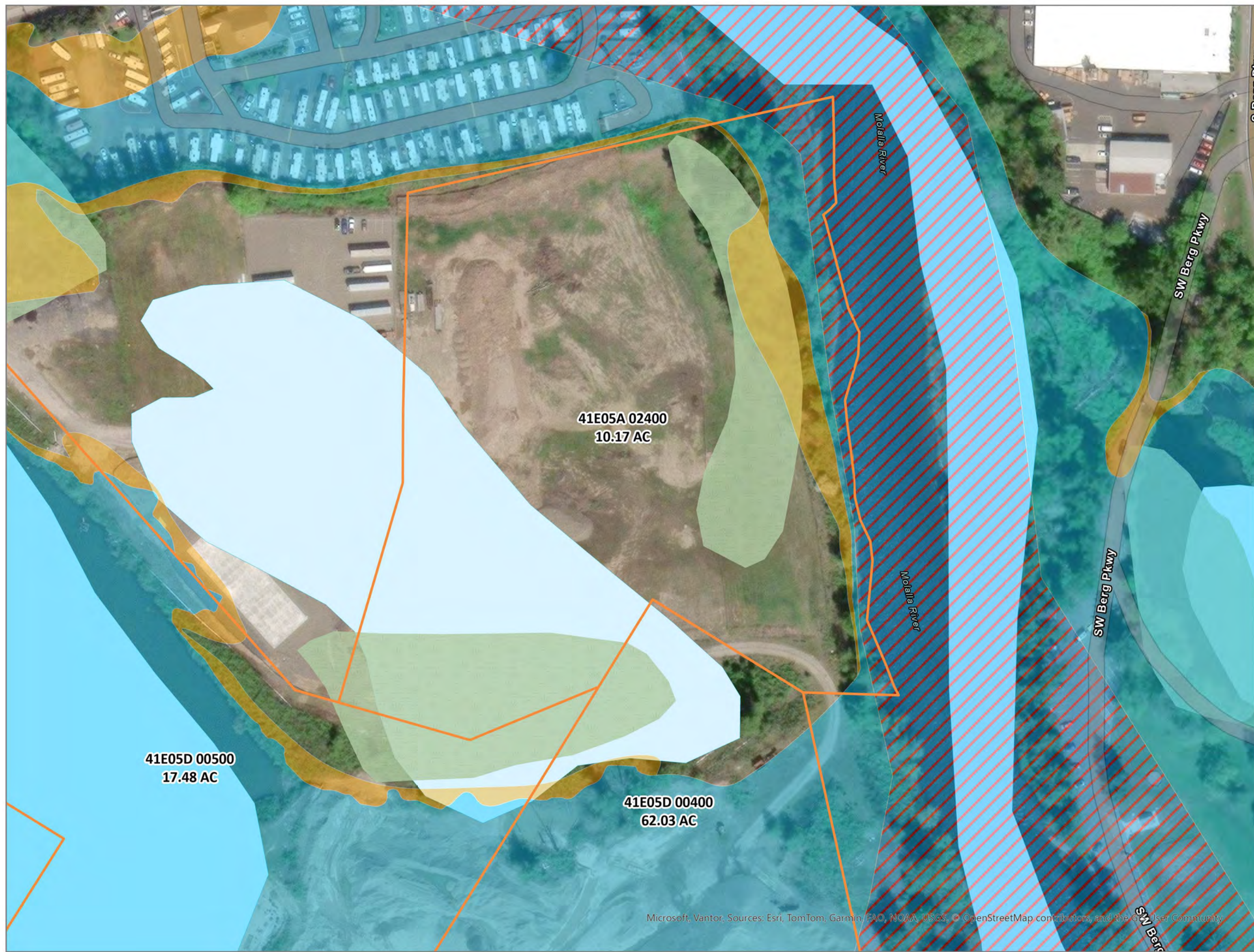
PARCEL #17

Category 4

SOUTH COUNTY ASPHALT

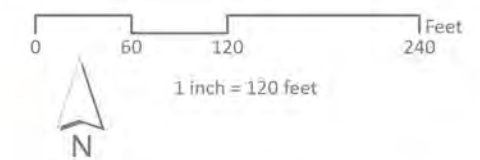
Taxpayer: B & CO
PROPERTIES LLC

CANBY, OR



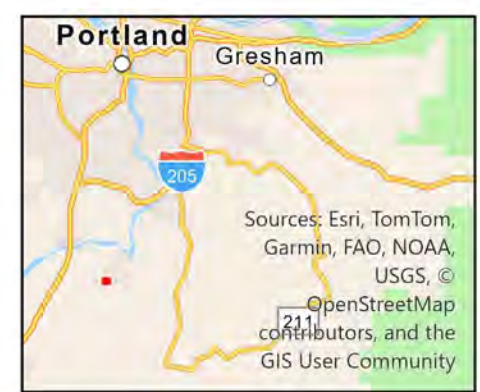
LEGEND

- Vacant Industrial Parcel >5 AC
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Wetlands (Locally Corrected)
- Streams



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #17

Category 4

SOUTH COUNTY ASPHALT

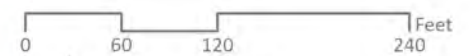
Taxpayer: B & CO
PROPERTIES LLC

CANBY, OR



LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



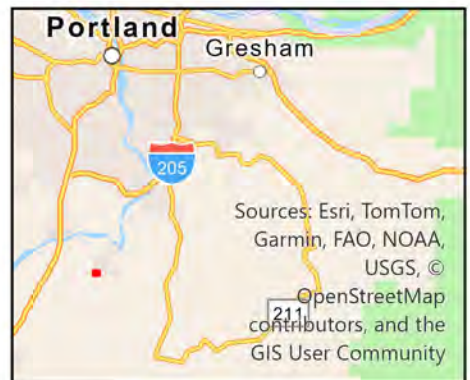
1 inch = 120 feet



SOURCE DATA:
Clackamas County,
Oct 2025

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

P 503.224.9560 • MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

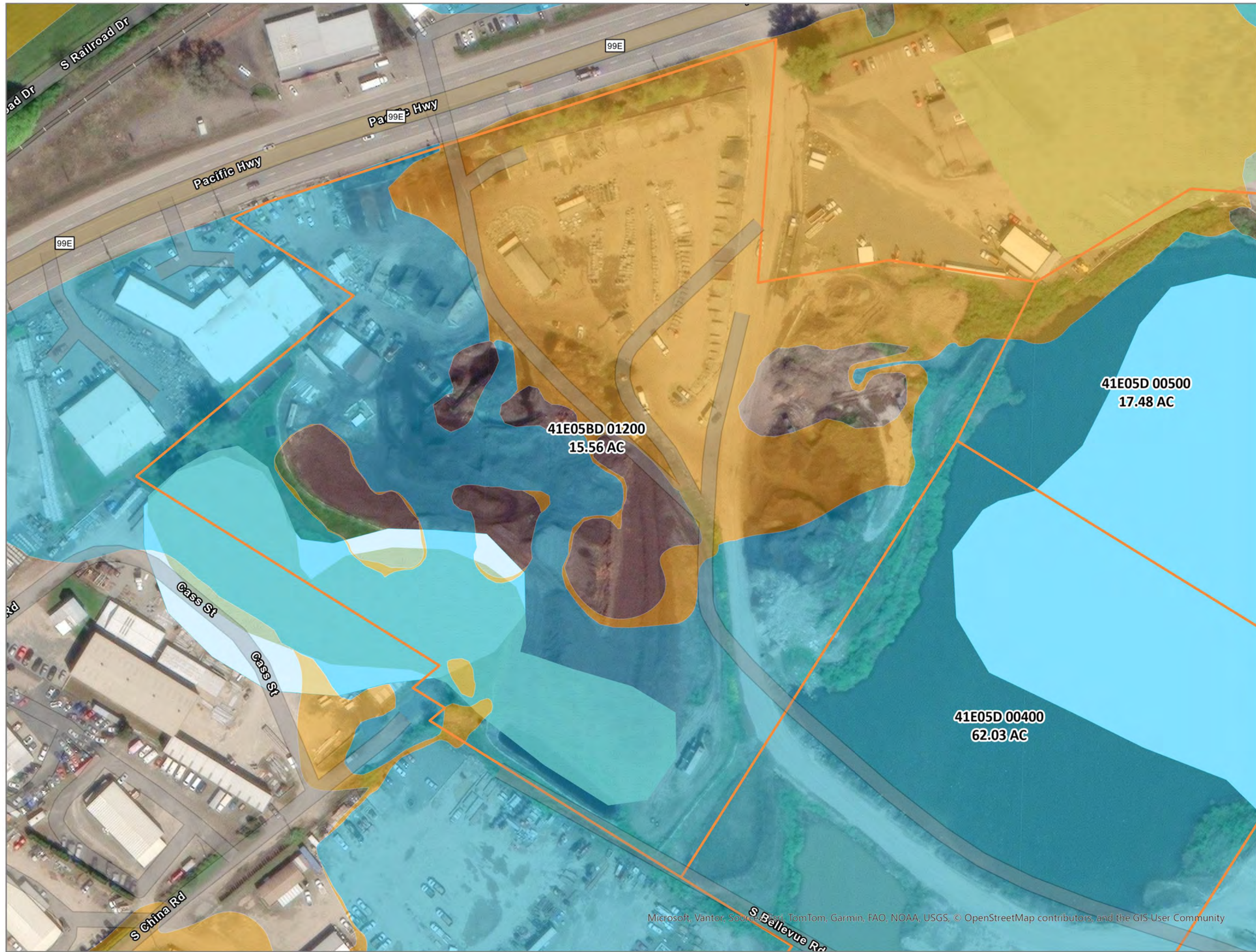
PARCEL #18

Category 4

CANBY LANDSCAPE SUPPLY

Taxpayer: CANBY
SAND&GRAVEL CO

CANBY, OR

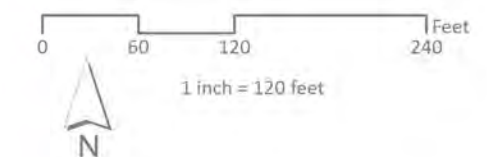


LEGEND

Vacant Industrial Parcel >5 AC

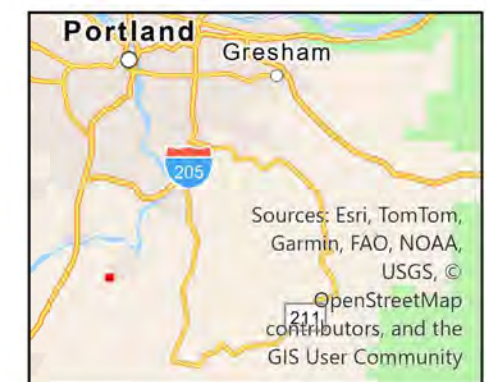
Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Wetlands (Locally Corrected)
- Streams



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.D0



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

PARCEL #18

Category 4

CANBY LANDSCAPE SUPPLY

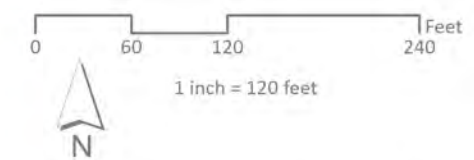
Taxpayer: CANBY
SAND&GRAVEL CO

CANBY, OR



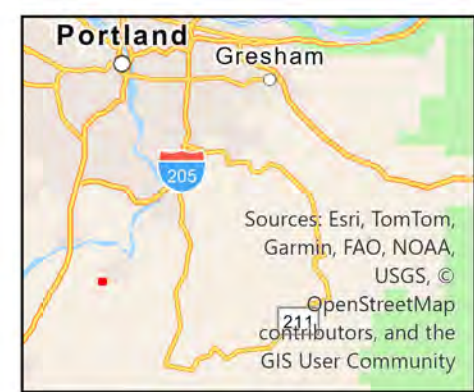
LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

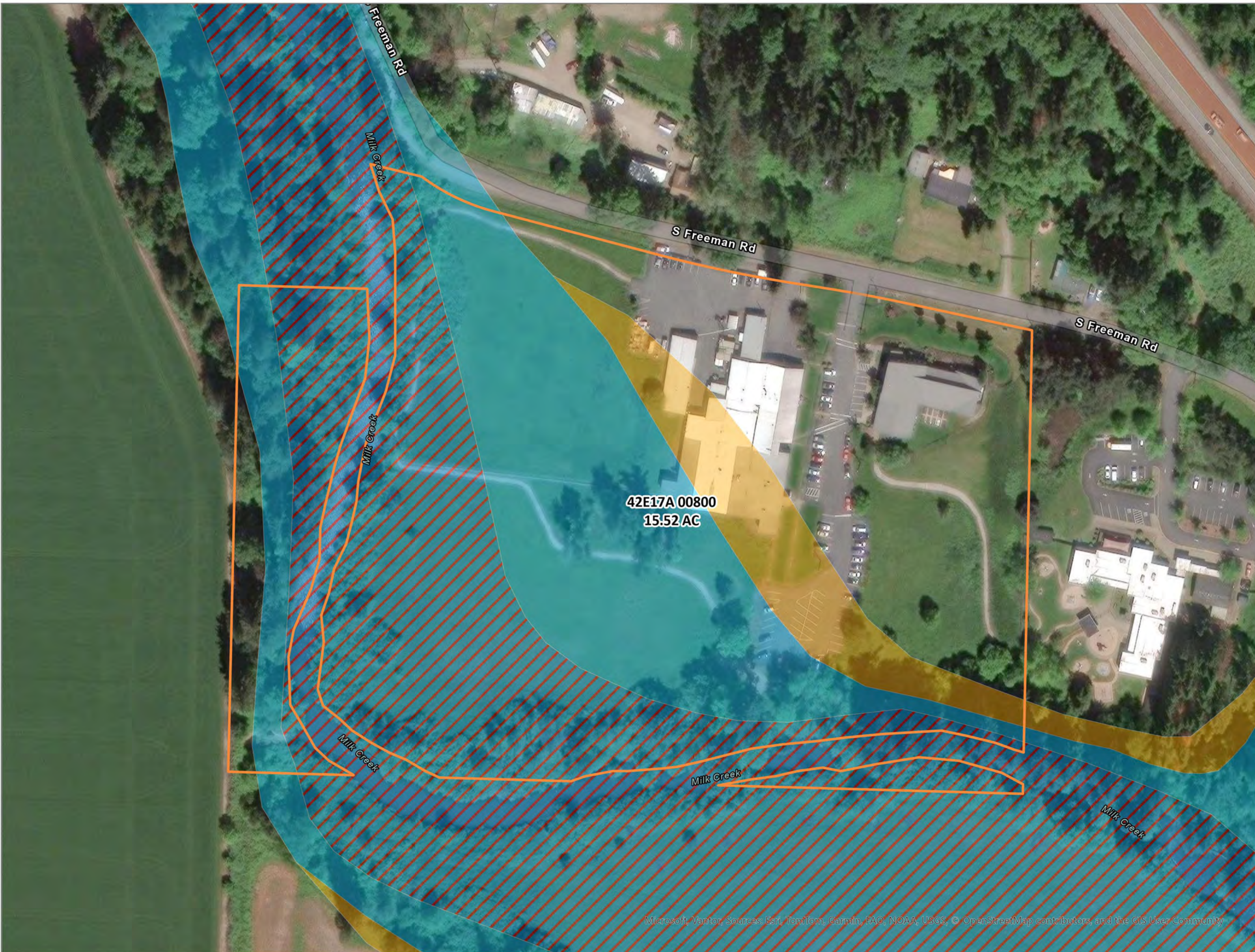
PARCEL #19

Category 4

ASC SUNSTONE CIRCUITS
LLC

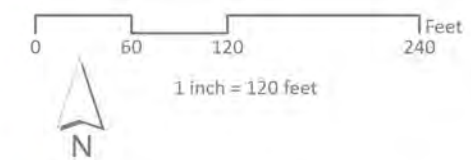
Taxpayer: FIP MASTER
FUNDING XIV LLC

MULINO, OR



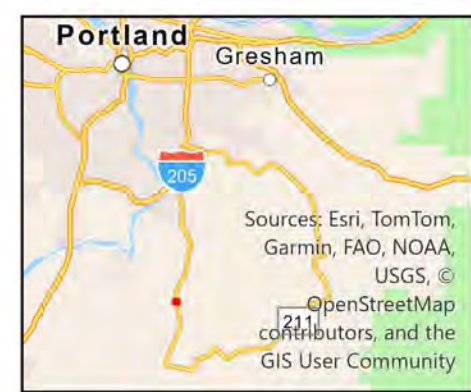
LEGEND

-  Vacant Industrial Parcel >5 AC
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

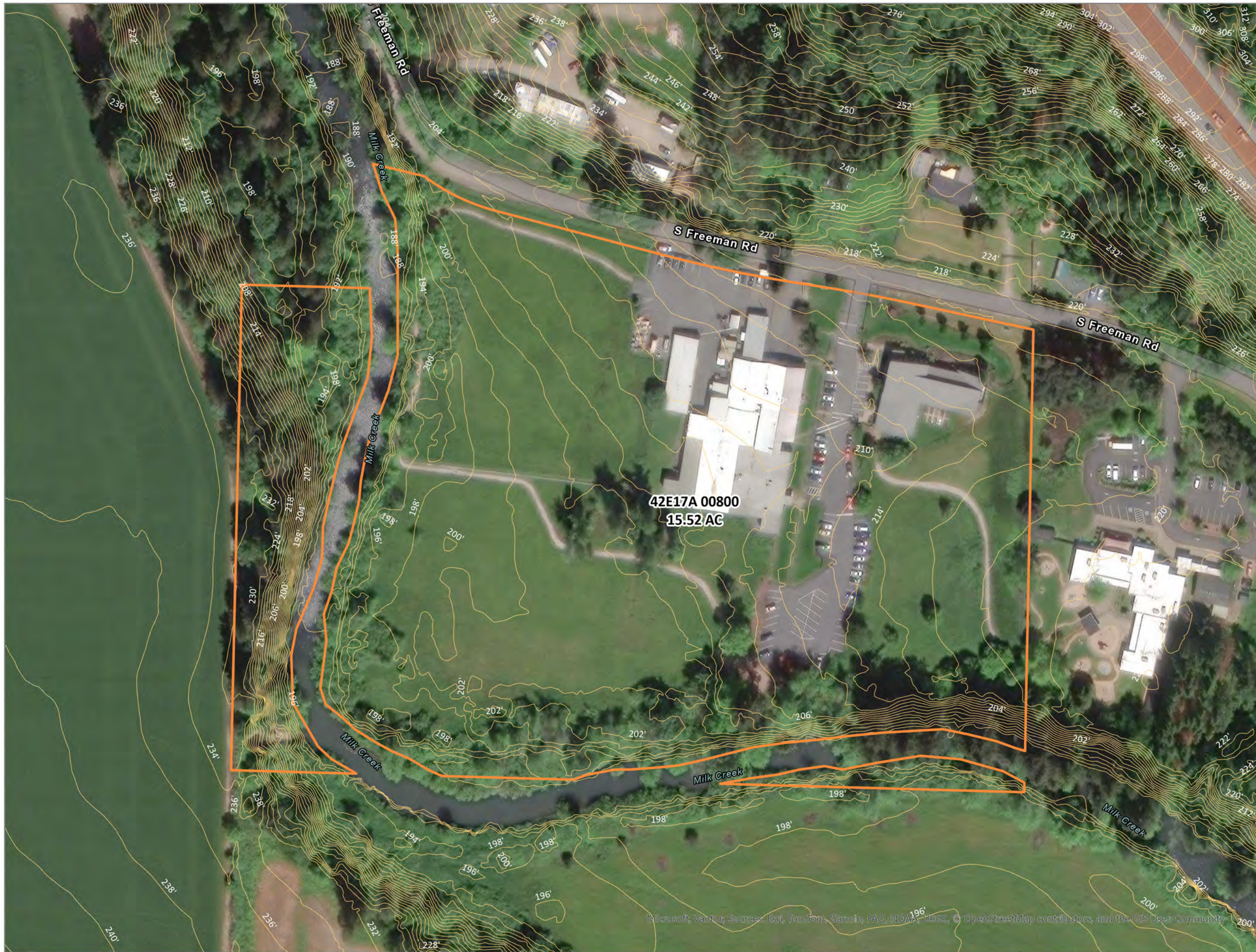
PARCEL #19

Category 4

ASC SUNSTONE CIRCUITS
LLC

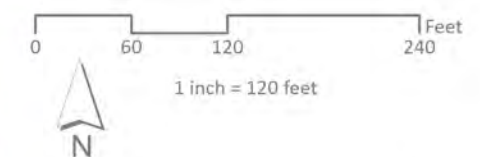
Taxpayer: FIP MASTER
FUNDING XIV LLC

MULINO, OR



LEGEND

- Vacant Industrial Parcel >5 AC
- 2' Contours



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/9/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

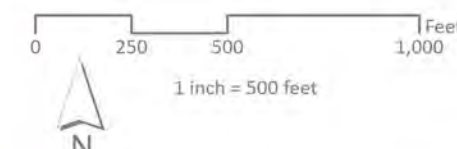
PARCEL #20 (00503)
PARCEL #21 (00500)
PARCEL #22 (00700)
Category 4
RSG
Taxpayer: SANDERS WOOD
PRODUCTS INC
MOLALLA, OR



LEGEND

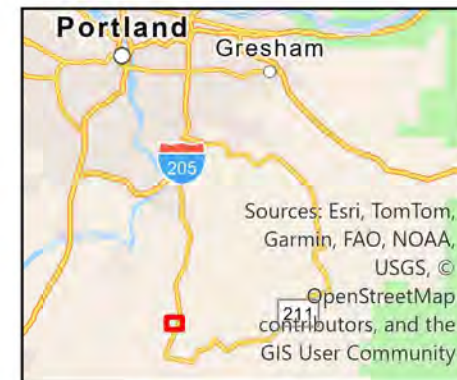
- Vacant Industrial Parcel >5 AC
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Flood Hazard Zones



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

Microsoft, Vector, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

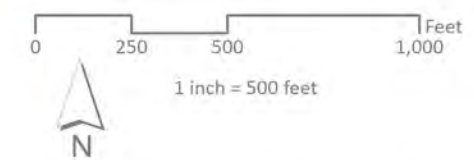
PARCEL #20 (00503)
PARCEL #21 (00500)
PARCEL #22 (00700)
Category 4
RSG
Taxpayer: SANDERS WOOD
PRODUCTS INC
MOLALLA, OR



LEGEND

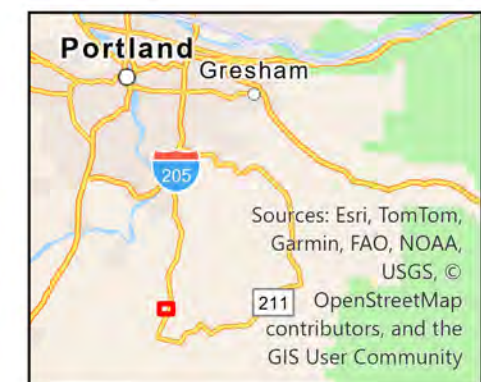
- Vacant Industrial Parcel >5 AC
- 10' Contours

Note: the contours are 10 ft.



SOURCE DATA: Clackamas County, Oct 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/10/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

PARCEL #23


Category 4

Taxpayer: PACIFIC FIBRE
PRODUCTS INC

MOLALLA, OR



LEGEND

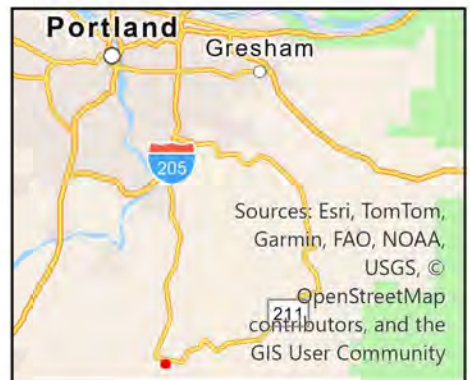
 Vacant Industrial Parcel >5 AC



SOURCE DATA:
Clackamas County,
Oct 2025

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Date: 11/14/2025 Map Created By: AAF
File: ClackamasCounty_JSRS Project No: 2250163 00



MACKENZIE.

Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
P 503.224.9560 • W MACKENZIE.INC

© 2025 MACKENZIE ALL RIGHTS RESERVED

PARCEL #23

Category 4

Taxpayer: PACIFIC FIBRE PRODUCTS INC

MOLALLA, OR

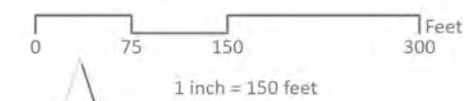


52E17 02400
16.23 AC

LEGEND

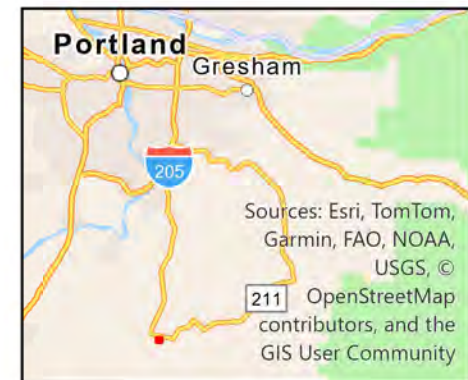
- Vacant Industrial Parcel >5 AC
- 10' Contours

Note: the contours are 10 ft.



SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/10/2025 Map Created By: AAF
 File: ClackamasCounty_JSRS Project No: 2250163.00



MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

County Wide Map: 23 Inventoried Sites by Category

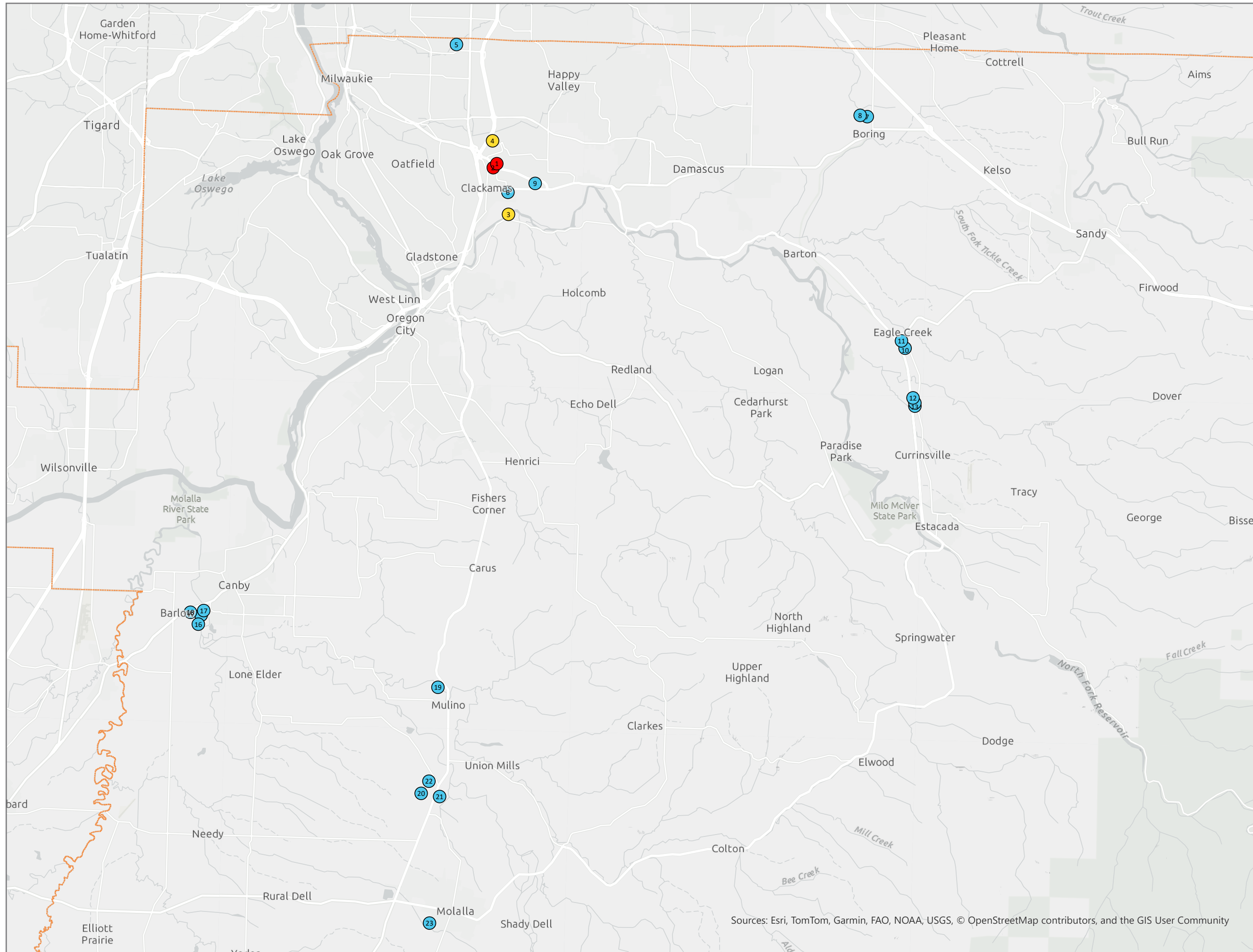
Clackamas County, OR

LEGEND

Clackamas County Boundary

Site Categorization

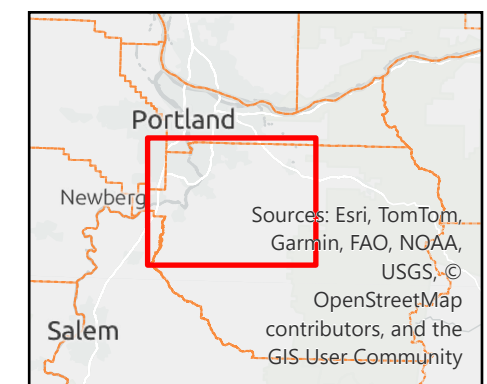
- Category 1. Development-ready
- Category 2. Developable with constraints
- Category 3. Unlikely to develop due to constraints
- Category 4. Active business use present



1 inch = 2.25 miles

SOURCE DATA: Clackamas County, Oct 2025
 GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/5/2026 Map Created By: AFLUETSCH
 File: ClackamasCounty_ISRS Project No: 2250163.00



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User-Community

MACKENZIE.
 Portland, OR • Vancouver, WA • Seattle, WA • Sacramento, CA

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
 P 503.224.9560 • W MACKENZIE.INC

Industrial Development Competitiveness Matrix

PROFILE	Production Manufacturing			Value-Added Manufacturing and Assembly		Light / Flex Industrial			Warehousing & Distribution		Specialized						
	A	B	C	D	E	F	G	H	I	J	K	L	M	N			
	Heavy Industrial / Manufacturing	High-Tech Manufacturing	Clean-Tech Manufacturing	Food Processing	Advanced Manufacturing & Assembly	General Manufacturing	Industrial Business Park and R&D Campus	Business / Admin Services	Regional Warehouse / Distribution	Local Warehouse / Distribution	Uncrewed aerial vehicles (UAV) Manufacturing / Research	Data Center	Hyperscale Data Center	Rural Industrial			
DESCRIPTION	Processing and/or production of raw materials and/or transformation of material substances in plants, factories, or mills.	Computerized and automated manufacturing and processing of raw products into technology products (e.g., semiconductors); not assembly.	Computerized and automated manufacturing and processing of raw products into clean energy technologies (e.g., batteries, solar panels, wind, timber etc.); not assembly.	Manufacturing, production, or processing of foods and beverages for human or animal consumption.	'Value-added' manufacturing and assembly with products transformed, upgraded, or used to create new product, typically higher-value product, by a specific process.	Less intensive manufacturing with emphasis on assembly activities and direct transfer to wholesale and retail markets.	Planned campuses with diversified facilities of general, light, or heavy industrial users, manufacturing, warehouse / distribution, office, and/or business support services.	Business functions such as call centers or broadcasting studios; often multi-story, employee-intensive, and parking heavy.	Large-scale warehousing, logistics, storage, freight consolidation, wholesale, and distribution of goods. May include inventory tracking, packaging, and customer service functions, serving regional or national markets.	Smaller scale warehousing, logistics, storage, freight consolidation, wholesale, and distribution of goods supporting last-mile or local delivery services.	Assembly, manufacturing, and testing of UAV; a type of advanced 'value-added' manufacturing that requires large open areas for testing.	Smaller-scale warehouse type facility for off-site storage of information technology infrastructure, computer systems, and associated components (applications and secure data). May include maintenance and office areas and can be single or multiple tenant occupied.	Large-scale warehouse type facility for off-site storage of information technology infrastructure, computer systems, and associated components (applications and secure data). May include maintenance and office areas and can be single or multiple tenant occupied.	Less intensive manufacturing processes with emphasis on assembly activities and direct transfer to wholesale and domestic consumer uses. Typically not high tech industries in rural areas.			
CRITERIA	Use is permitted outright, located in Urban Growth Boundary (UGB) or equivalent. Site is outside floodplain and does not contain contaminants, wetlands, protected species, or cultural resources or has mitigation plan(s) that can be implemented in 180 days or less.																
1 GENERAL REQUIREMENTS																	
PHYSICAL SITE																	
2	TOTAL SITE SIZE*	Competitive Acreage**	10 - 100+	5 - 100+	5 - 100+	5 - 25+	5 - 25+	5 - 15+	20 - 100+	5 - 15+	20 - 100+	10 - 25+	10 - 25+	10 - 50+	50 - 100+	10 - 50+	
3	COMPETITIVE SLOPE:	Maximum Slope	0 - 5%	0 - 5%	0 - 5%	0 - 5%	0 - 7%	0 - 5%	0 - 7%	0 - 12%	0 - 5%	0 - 5%	0 - 7%	0 - 7%	0 - 7%	0 - 5%	
TRANSPORTATION																	
5	TRIP GENERATION:	Average Daily Trips per Acre	40 to 60 (ADT / acre)	40 to 80 (ADT / acre)	40 to 80 (ADT / acre)	50 to 65 (ADT / acre)	30 to 60 (ADT / acre)	30 to 50 (ADT / acre)	60 to 150 (ADT / acre)	170 to 180 (ADT / acre)	20 to 80 (ADT / acre)	20 to 80 (ADT / acre)	30 to 50 (ADT / acre)	20 to 30 (ADT / acre)	20 to 30 (ADT / acre)	30 to 50 (ADT / acre)	
6	MILES TO INTERSTATE OR OTHER PRINCIPAL ARTERIAL:	Miles	w/in 10	w/in 10	w/in 10	w/in 30	w/in 15	w/in 20	N/A	N/A	w/in 5 (only interstate or equivalent)	w/in 5 (only interstate or equivalent)	N/A	w/in 30	w/in 30	w/in 60	
7	RAILROAD ACCESS:	Dependency	Preferred	Avoid	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Avoid	Avoid	Preferred	
8	PROXIMITY TO MARINE PORT:	Dependency	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Not Required	Not Required	Preferred	
9	PROXIMITY TO REGIONAL COMMERCIAL AIRPORT:	Dependency	Preferred	Competitive	Competitive	Preferred	Competitive	Preferred	Required	Preferred	Preferred	Preferred	Preferred	Competitive	Competitive	Not Required	
		Distance (Miles)	w/in 60	w/in 60	w/in 60	w/in 60	w/in 30	w/in 60	w/in 30	w/in 60	w/in 60	w/in 60	w/in 30	w/in 60	w/in 60	N/A	
10	PROXIMITY TO INTERNATIONAL AIRPORT:	Dependency	Preferred	Competitive	Competitive	Preferred	Competitive	Preferred	Competitive	Preferred	Preferred	Preferred	Competitive	Preferred	Preferred	Not Required	
		Distance (Miles)	w/in 300	w/in 30	w/in 30	w/in 300	w/in 30	w/in 300	w/in 30	w/in 300	w/in 300	w/in 300	w/in 100	w/in 300	w/in 300	N/A	
11	PROXIMITY TO TRAINED LABOR FORCE:	Dependency	Preferred	Competitive	Competitive	Not Required	Competitive	Preferred	Preferred	Not Required	Not Required	Not Required	Competitive	Not Required	Not Required	Not Required	
12	PROXIMITY TO EXISTING SUPPLY CHAIN:	Dependency	Preferred	Competitive	Competitive	Not Required	Competitive	Preferred	Preferred	Not Required	Not Required	Not Required	Competitive	Not Required	Not Required	Not Required	
UTILITIES																	
13	WATER: (private lateral, public main connection must be at least same diameter or larger)	Min. Line Size (Inches Diameter)	8" - 12"	12" - 16"	8" - 12"	12" - 16"	8" - 12"	6" - 10"	8" - 12"	4" - 6"	4" - 8"	4" - 6"	4" - 8"	16"	16" - 24"	4" - 8"	
		Min. Fire Line Size (Inches Diameter)	10" - 12"	12" - 18"	10" - 12"	10" - 12"	10" - 12"	8" - 10"	8" - 12"	6" - 10"	10" - 12"	6" - 8"	6" - 10"	10" - 12"	10" - 12"	5" (or alternate source)	
		High Pressure Water Dependency	Preferred	Required	Preferred	Required	Preferred	Not Required	Preferred	Not Required	Not Required	Not Required	Not Required	Required	Required	Not Required	
		Flow (Gallons per Day per Acre)	1600 (GPD / Acre)	5200 (GPD / Acre)	1600 (GPD / Acre)	3150 (GPD / Acre)	2700 (GPD / Acre)	1850 (GPD / Acre)	2450 (GPD / Acre)	1600 (GPD / Acre)	500 (GPD / Acre)	500 (GPD / Acre)	1600 (GPD / Acre)	7000 - 11700 (GPD / Acre) †	7000 - 11700 (GPD / Acre) †	1200 (GPD / Acre)	
14	SANITARY SEWER: (private lateral, public main connection must be at least same diameter or larger)	Min. Service Line Size (Inches Diameter)	6" - 8"	12" - 18"	6" - 8"	10" - 12"	10" - 12"	6" - 8"	10" - 12"	6" - 8"	4"	4"	6"	8" - 10"	8" - 10"	4" - 6" (or on-site source)	
		Flow (Gallons per Day per Acre)	1500 (GPD / Acre)	4700 (GPD / Acre)	1500 (GPD / Acre)	2600 (GPD / Acre)	2500 (GPD / Acre)	1700 (GPD / Acre)	2000 (GPD / Acre)	1600 (GPD / Acre)	500 (GPD / Acre)	500 (GPD / Acre)	1300 (GPD / Acre)	1000 (GPD / Acre) ‡	1000 (GPD / Acre) ‡	1000 (GPD / Acre)	
15	NATURAL GAS:	Preferred Min. Service Line Size (Inches Diameter)	4" - 6"	6"	6"	4"	6"	4"	6"	2"	2"	2"	2"	4" - 6"	6" - 12"	N/A	
		On Site	Competitive	Competitive	Competitive	Preferred	Competitive	Competitive	Competitive	Preferred	Preferred	Preferred	Preferred	Competitive	Required	Preferred	
16	ELECTRICITY:	Minimum Service Demand	2 MW	4-6 MW	4-6 MW	2-6 MW	1-2 MW	0.5 MW	0.5 - 1.5 MW	0.5 MW	1 MW	1 MW	0.5 MW	5-100 MW	100 MW - 5 GW	1 MW	
		Close Proximity to Substation	Competitive	Competitive	Competitive	Not Required	Competitive	Preferred	Competitive	Preferred	Not Required	Not Required	Not Required	Not Required	Required, could be on site	Required, could be on site	Not Required
		Redundancy Dependency	Required	Preferred	Preferred	Not Required	Required	Not Required	Competitive	Required	Not Required	Not Required	Not Required	Not Required	Required	Required	Not Required
17	TELECOMMUNICATIONS:	Major Communications Dependency	Preferred	Required	Required	Preferred	Required	Required	Required	Required	Preferred	Preferred	Required	Required	Required	Preferred	
		Route Diversity Dependency	Not Required	Required	Required	Not Required	Required	Not Required	Preferred	Required	Not Required	Not Required	Not Required	Required	Required	Not Required	
		Fiber Optic Dependency	Preferred	Required	Required	Preferred	Required	Preferred	Required	Required	Preferred	Preferred	Required	Required	Required	Not Required	
18	SPECIAL CONSIDERATIONS:	<p>Adequate distance from sensitive land uses (residential, parks, large retail centers) necessary. High throughput of materials. Large yard spaces and/or buffering required. Often transportation needs require marine/rail links.</p> <p>Acreage allotment includes expansion space (often an exercisable option). Very high utility demands in one or more areas common. Sensitive to vibration from nearby uses.</p> <p>Acreage allotment includes expansion space (often an exercisable option). Very high utility demands in one or more areas common.</p> <p>May require high volume/supply of water and sanitary sewer treatment. Often needs substantial storage/yard space for input storage. Onsite water pre-treatment needed in many instances.</p> <p>Increased setbacks from sensitive land uses (residential, parks) necessary. Avoid sites close to wastewater treatment plants, landfills, sewage lagoons, and similar uses. Lower demands for water and sewer treatment than Production High-Tech Manufacturing.</p> <p>Adequate distance from sensitive land uses (residential, parks) necessary. Moderate demand for water and sewer. Higher demand for electricity, gas, and telecom.</p> <p>High diversity of facilities within business parks. R&D facilities benefit from close proximity to higher education facilities. Moderate demand on all infrastructure systems.</p> <p>Relatively higher parking ratios may be necessary. Will be very sensitive to labor force and the location of other similar centers in the region. High reliance on telecom infrastructure.</p> <p>Transportation routing and proximity to/from major highways is crucial. Expansion options typically required. Truck staging areas required. Minimal route obstructions between site and interstate highway such as rail crossings, drawbridges, school zones, or similar obstacles.</p> <p>Transportation infrastructure such as roads and bridges to/from major highways is most competitive factor.</p> <p>Must be located within or near FAA-regulated UAV testing sites. Moderate utility demands. Low reliance on transportation infrastructure.</p> <p>Larger sites may be needed. The 50 acre site requirement represents a more typical site. Power delivery, water supply, and security are critical for high volumes/supply. Alternative power generation is needed to supplement electric utility constraints and delays in providing full power demands. Surrounding environment (vibration, air quality, etc.) is crucial.</p> <p>Very large sites or a collection of combined parcels may be needed, up to 1,000+ acres. Power delivery, water supply, and security are critical for high volumes/supply. 100+MW requires multi-pronged energy approach with natural gas equipment working in tandem with other energy types and storage solutions. Surrounding environment (vibration, air quality, etc.) is crucial.</p> <p>Located in more remote locations in the state. Usually without direct access (within 60 miles) of Interstate or City of more than 50,000 people.</p>															

Consultant team: Mackenzie; Glumac, EConorthwest

Terms:

More Critical	"Required" factors are seen as mandatory in a vast majority of cases and have become industry standards.
↑	"Competitive" significantly increases marketability and is <i>highly recommended by Business Oregon</i> . May also be linked to financing to enhance the potential reuse of the asset in case of default.
Less Critical	"Preferred" increases the feasibility of the subject property and its future reuse. Other factors may prove more critical.
	* Total Site: Building footprint, buffers, setbacks, parking, mitigation, and expansion space.
	** Competitive Acreage: Acreage that would meet the site selection requirements of the majority of users in this sector.
	† Data Center Water Requirements: Water requirement is typically reported as gallons per MWh to more closely align with the Data Center industry standard reporting of Water Usage Effectiveness (WUE), 50-200 MWh.
	The estimated demand range is based on a low-end assumption of 0.172 Acre/MW and 50 Gallons/MW, and a high-end assumption of 0.413 Acre/MW and 200 Gallons/MW. The required demand values of a prospective data center can vary greatly based on multiple design factors including the type of cooling method (air, liquid, or a combination), data center building type (single story, multi-story), the total acreage (for the data center, parking lots, generators, mechanical and electrical equipment), and specific site weather conditions.
	‡ Data Center Sanitary Sewer Requirements: Sewer requirement is reported as 200% of the domestic usage at the Data Center facility. Water and sewer requirements for Data Centers are highly variable based on new technologies and should be reviewed on a case-by-case basis for specific developments.