

FOR SALE OR LEASE



LEAGE 13 SWITST 1131

Unit 4 & 5 - 2345 Windsor Street | Abbotsford, BC

Exposure Industrial warehouse units with second floor office. Lease to own or Vendor takeback financing available

Opportunity to acquire two industrial strata units with existing office improvements over two floors totaling 5,740 SF within the Peardonville industrial area of West Abbotsford.



Unit 4 & 5 2345 Windsor Street Abbotsford, BC

Unit Description

Unit 4 & 5, comprised of 5,740 SF of main floor warehouse and office space, is vacant and ready for occupancy by an owner-user or new tenant.

- Workshop/Warehouse Area
- ▶ 5 Private Offices + 1 Boardroom
- Reception
- Kitchenette
- Storage
- 4 Washrooms

Location

The property benefits from its central location within the Abbotsford industrial area being only minutes from the Abbotsford International Airport, Highway 1, Fraser Highway, and two Canada-US border crossings at Lynden and Sumas.



PID

023-487-933, 023-487-941

Available Area

Total	5,740 SF
Main Floor Office / Warehouse	4,390 SF
2 nd Floor Office	1,350 SF

Clear Ceiling Height

Loading Door

2 Grade loading doors

Power

Two 100Amp/600 Volt panels

Clear Ceiling Height

24

Zoning

I-2 (General Industrial)

Year Built

1996

Price

\$2,650,000 \$2,575,000

Net Lease Rate \$18.50 PSF \$17.50 PSF

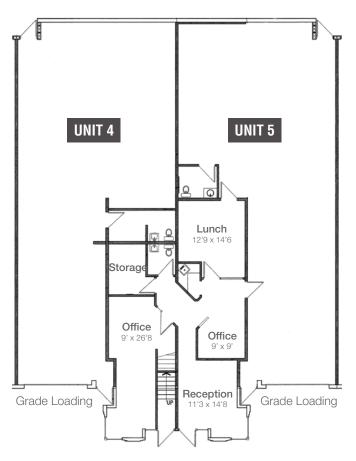




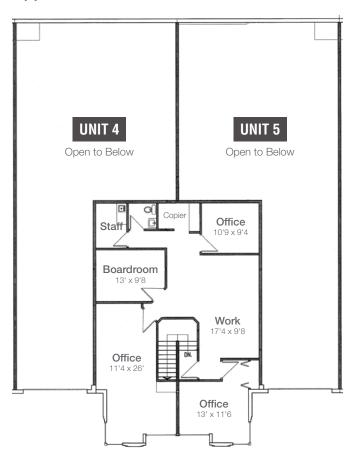


Floor Plan

Main Floor



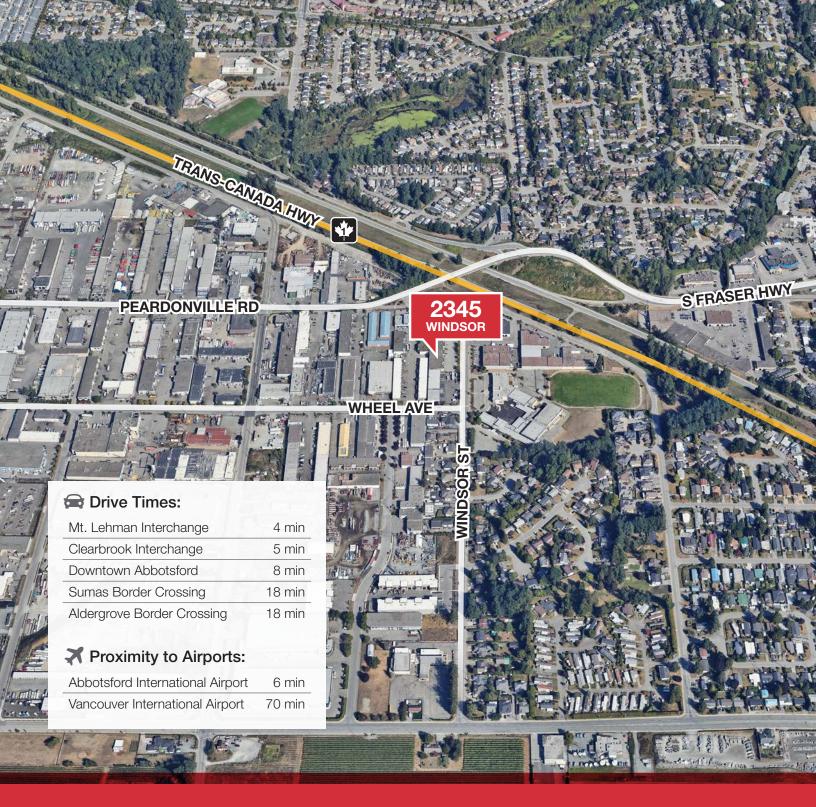
Upper Floor











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