

FOR SUBLEASE

Unit 110, 2582 Mt. Lehman Road

Abbotsford, BC

Avison Young is proud to present an opportunity to sublease 4,500 sf of industrial & office space located in Abbotsford.



Ron Emerson*, Vice President, CCIM, SIOR
604 260 3997
ron.emerson@avisonyoung.com
**Ron J. Emerson Personal Real Estate Corporation*

Jen Schroer, Associate
604 647 1359
jen.schroer@avisonyoung.com

**AVISON
YOUNG**

Property details

ADDRESS

2582 Mt. Lehman Road, Abbotsford

PID

025-979-981

ZONING

I2 - General Industrial zoning

UNIT 110

4,500 sf

GROSS SUBLEASE RATE

\$18.11 psf, per annum

SUBLEASE EXPIRY DATE

July 31, 2027

AVAILABILITY

Please contact listing agents for details

Opportunity

An excellent opportunity to sublease a corner unit, featuring well-appointed, move-in-ready office space and open clear span warehouse space serviced by a grade level loading door, just off of the Trans Canada Hwy. This unit is ideally suited for growing, relocating, or downsizing businesses seeking efficient warehouse functionality while maintaining close proximity to customers and benefiting from a highly visible corner suite.

Location

2582 Mount Lehman Road is located in Abbotsford's established Mount Lehman industrial and commercial corridor, one of the Fraser Valley's most active business hubs. Situated just south of Highway 1, the property offers excellent regional connectivity via the Mount Lehman Road interchange, with efficient access to Abbotsford International Airport, the city centre, the Fraser Valley, and Metro Vancouver

Property highlights



One (1) grade-level loading door



24' clear ceiling height



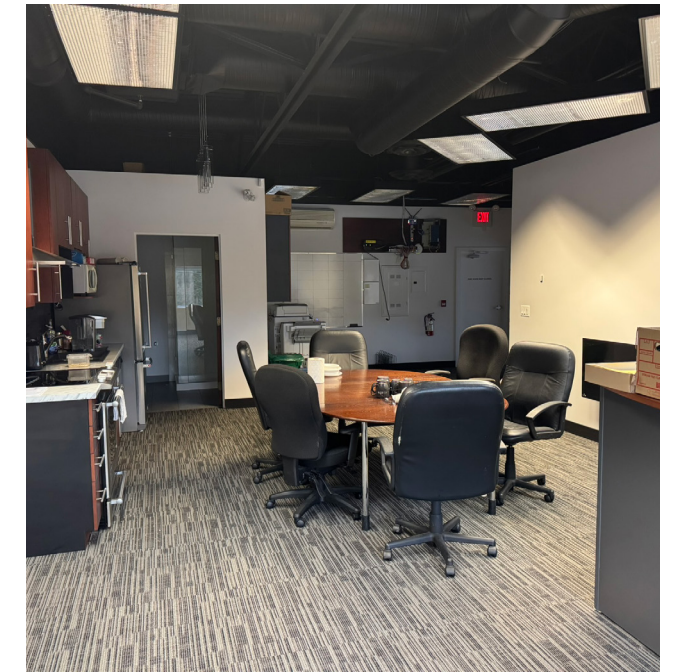
3-phase power

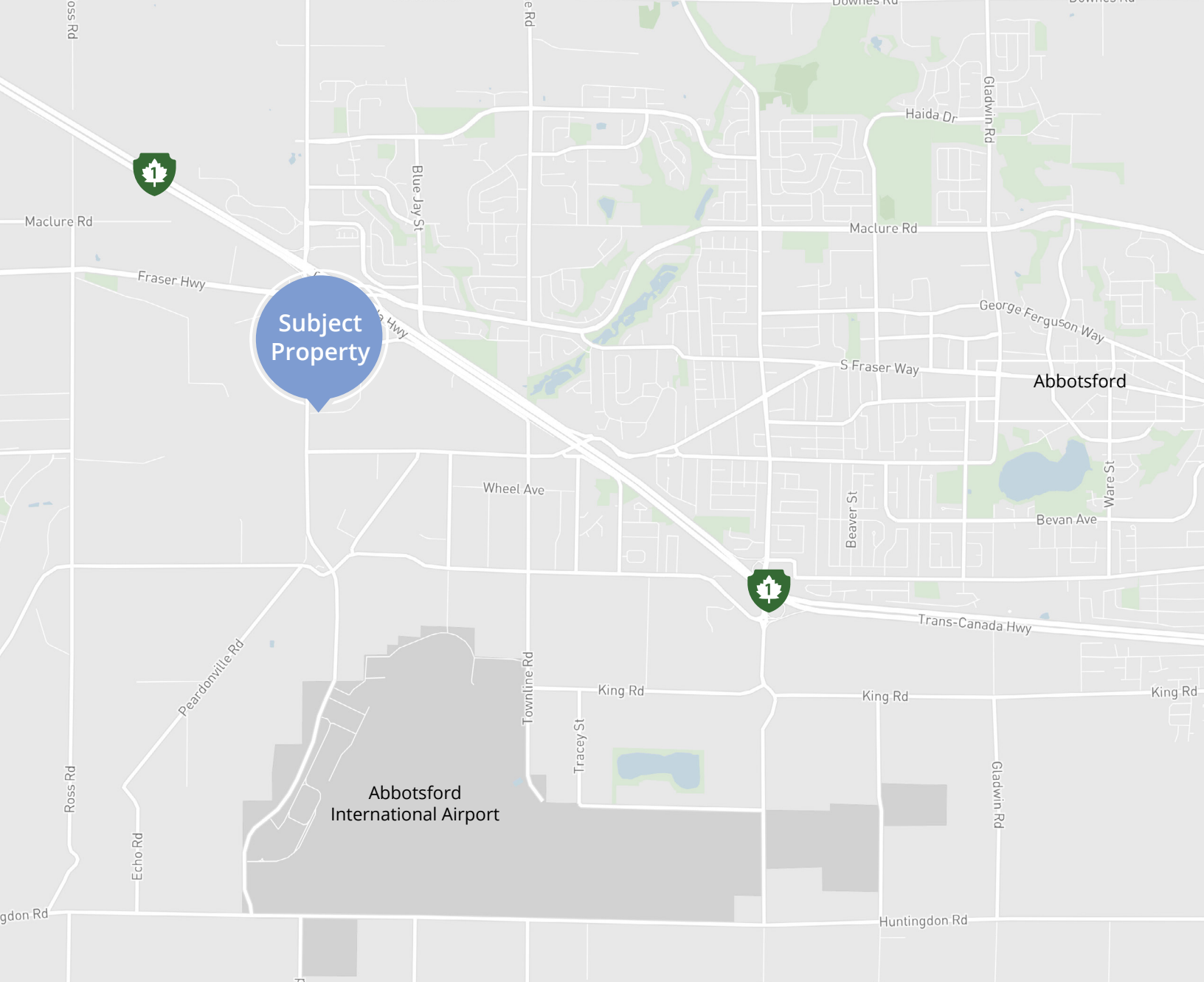


Nicely improved office, featuring four (4) private offices & kitchenette area



HVAC throughout the office





Subject Property

Drive Times

03 minutes to Highway 1

15 minutes to Highway 17

10 minutes to Highway 11

20 minutes to US-Canada Border

Contact for more information, please contact:

Ron Emerson*, Vice President, CCIM, SIOR
604 260 3997
ron.emerson@avisonyoung.com
**Ron J. Emerson Personal Real Estate Corporation*

Jen Schroer, Associate
604 647 1359
jen.schroer@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

