

ROYAL LEPAGE®

Wolstencroft Realty

**SCHREDER**  
BROTHERS  
REAL ESTATE GROUP

## FOR LEASE

31806 Marshall Road  
Abbotsford, BC

### Paved & Fenced Yard Space

- » 0.882 Acre / 38,400 Square Feet
- » Easy Access to Highway 1
- » General Industrial Zone (I2)
- » Available with 30 Days' Notice

**UPDESH GREWAL**

Personal Real Estate Corporation

**JAMIE SCHREDER**

Personal Real Estate Corporation

**MAGNUS HEANEY**

Commercial REALTOR®

604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA



## PROPERTY INFO

### RENTABLE AREA\*

Total: 38,400 ft<sup>2</sup>

### BASIC RENT

\$2.50/ ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$0.94 / ft<sup>2</sup> / per annum

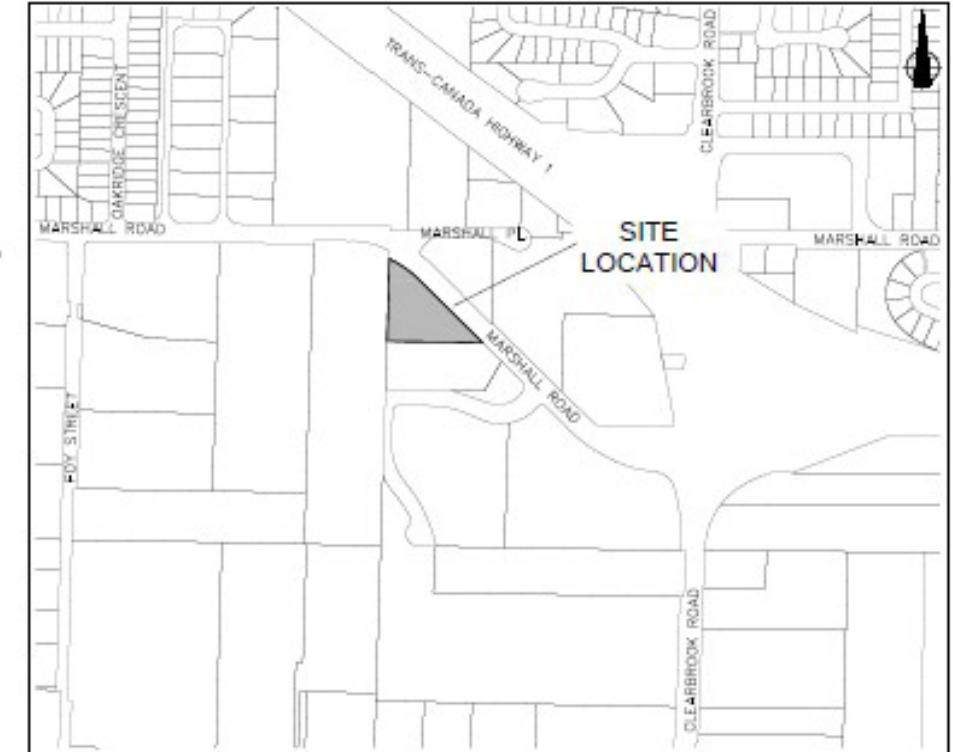
### EST. GROSS RENT

\$11,008.00 / month + GST

## ZONING

### I2 (General Impact Industrial)

Intended to accommodate a mix of light industrial uses.



## 31806 Marshall Road (Abbotsford, BC)

This paved and fenced yard space in Abbotsford offers an exceptional opportunity for businesses seeking secure outdoor storage or operational space. Strategically located; the 38,400 square foot (0.882 acre) lot is just one block away from Highway 1 (Exit 87 - Clearbrook Road), providing easy access for transportation and logistics. I2 (General Industrial) zoning accommodates a wide range of industrial uses and vacant possession is available with just 30 days' notice. The Landlord may consider installing modular office space(s) on the premises if desired (at the Tenant's expense).

- » Easy Access to Highway 1
- » 0.882 Acre / 38,400 Square Feet
- » General Industrial Zone (I2)

\*Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.





## DRIVE TIMES

CHILLIWACK	27 MINS
CLOVERDALE	39 MINS
SURREY	40 MINS
MAPLE RIDGE	40 MINS
WHITEROCK	45 MINS
BURNABY	46 MINS
DELTA	57 MINS

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Personal Real Estate Corporation

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**MAGNUS HEANEY**  
Commercial REALTOR®

**LORI NICOL**  
Unlicensed Assistant



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