

# Retail & Warehouse Space | For Lease

20,000 - 50,000 SF Available

**CBRE**

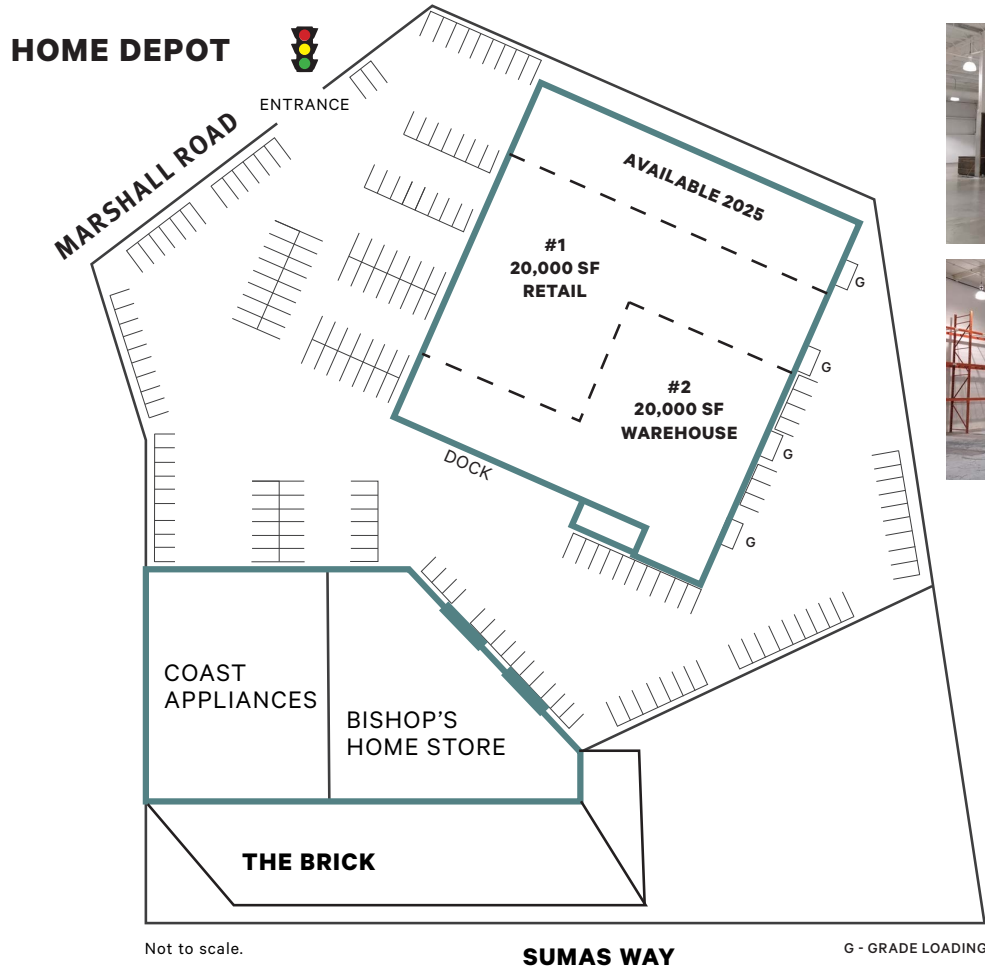
# 34377 Marshall Road

Abbotsford, BC



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## Salient Facts

Building Size	Warehouse:	20,000 SF (including 3,800 SF Office)
	Retail:	20,000 SF (including 2,500 SF Office)
	Whole Building	50,000 SF (including 3,800 SF Office)
Available	#1 and #2 available January 2024 Whole building available December 2025	
Loading	1 dock and numerous rear grade doors	
Mechanics	HVAC, 1200-amp, 3 phase 120/208	
Floor Load	500 lbs per SF	
Signage	Large multi-tenant pylon on Marshall Road	
Access	4-way controlled intersection on Marshall Road	
Rates	\$28.00 PSF gross with escalations	
Term	Contact Agent	
Refurbishment Package	Available to qualified long term tenants	

## Contact Agent

### Maureen Mounzer

Personal Real Estate Corporation

Associate Vice President

Fraser Valley Commercial Properties

Advisory and Transaction Services

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