

FOR SALE / FOR LEASE

29781 Fraser Highway, Abbotsford

Well Positioned 34,760 Square Foot Warehouse Situated on 5 Acres



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COMMERCIAL

 **CUSHMAN & WAKEFIELD**

29781 FRASER HIGHWAY

Abbotsford, BC

Macdonald Commercial and Cushman & Wakefield are pleased to present the opportunity to purchase or lease an exceptionally maintained 34,760 square foot warehouse situated on 5 acres in the Abbotsford submarket. The facility boasts 30' warehouse ceilings, 6 at-grade loading doors, 5 five-ton O/H cranes, and many high-end amenities. The subject property is located on Fraser Highway, minutes away from Highstreet Shopping Centre, the Mt Lehman onramp to Highway 1 and other major thoroughfares.

Ideally suited for farm industrial and growing medium manufacturer uses consistent with the A5 zoning.



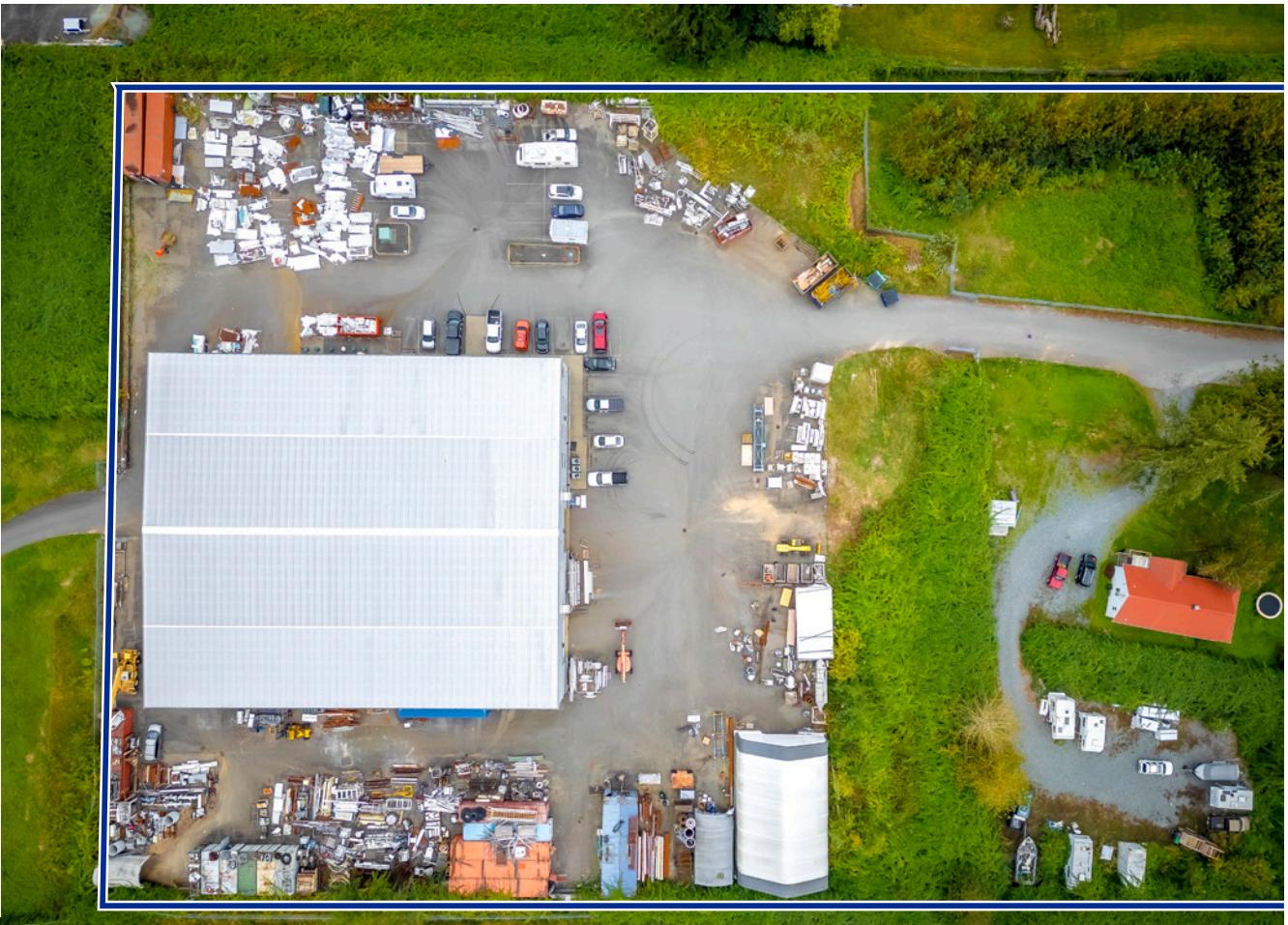


SALIENT DETAILS

Address:	29781 Fraser Hwy, Abbotsford
PID:	026-507-285
Lot Size:	5 Acres
Total Floor Area:	34,760 SF
Warehouse:	21,625 SF
Office:	13,136 SF (3 Storeys)
Paved Yard Area:	92,000 SF (2.11 Acres)
Additional Improvements:	2,400 SF Quonset, ~ 2,000 SF single family dwelling
Loading doors (at grade):	6 (Four 20x20ft, Two 16x16ft)
Ceiling Height:	30 ft clear
Overhead Cranes:	Five 5 Ton O/H Cranes (27' clear below hook)
Power:	600V, 3 Phase
Heating:	Warehouse - natural gas infrared tube heaters, Office - 6 heat pumps throughout
Parking stalls:	58+
Year Built:	2006

DEAL PARAMETERS

Pricing Guidance:	Inquire
Lease Rate:	Inquire
Availability:	1 month



A5 - AGRICULTURAL & FARM INDUSTRIAL ZONE

permitted principal uses:

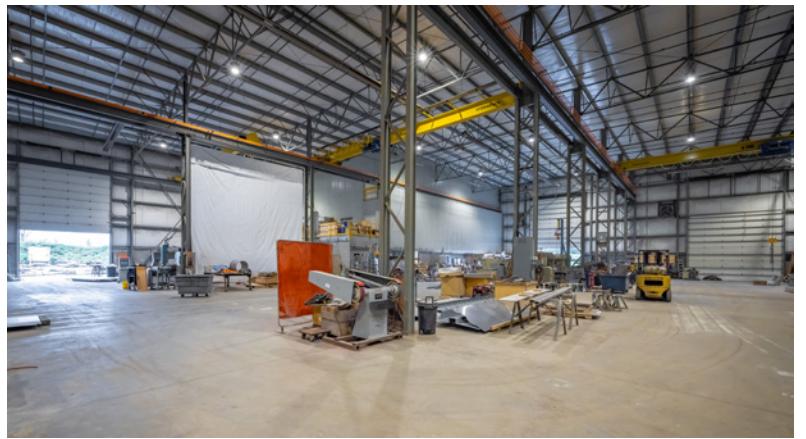
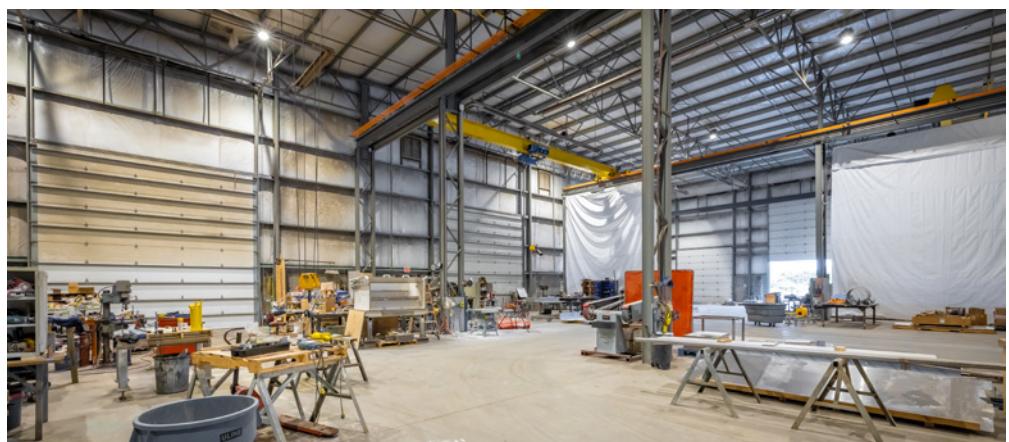
- » All Uses permitted in Section 210.1.1 of the A1 Zone
- » Farm Industrial
- » Growing Medium Manufacturer Use

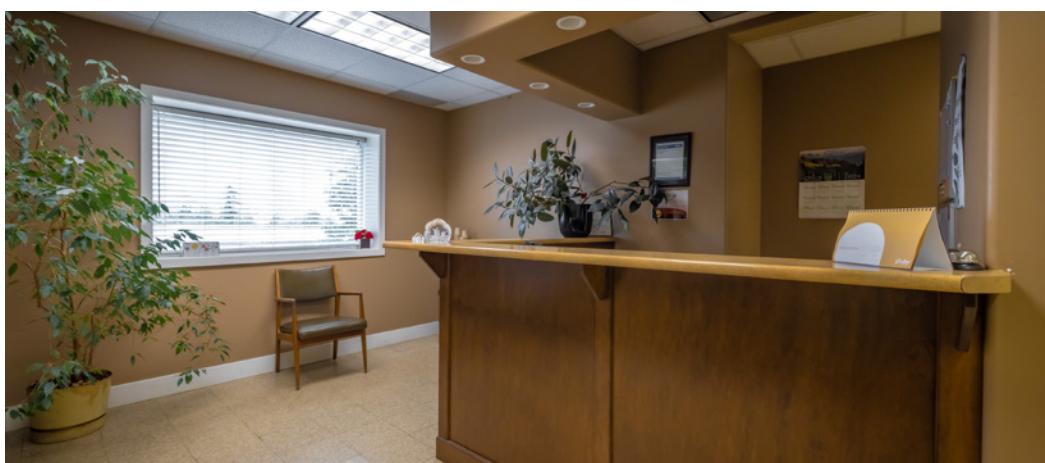
Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the Agricultural Land Commission Act, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

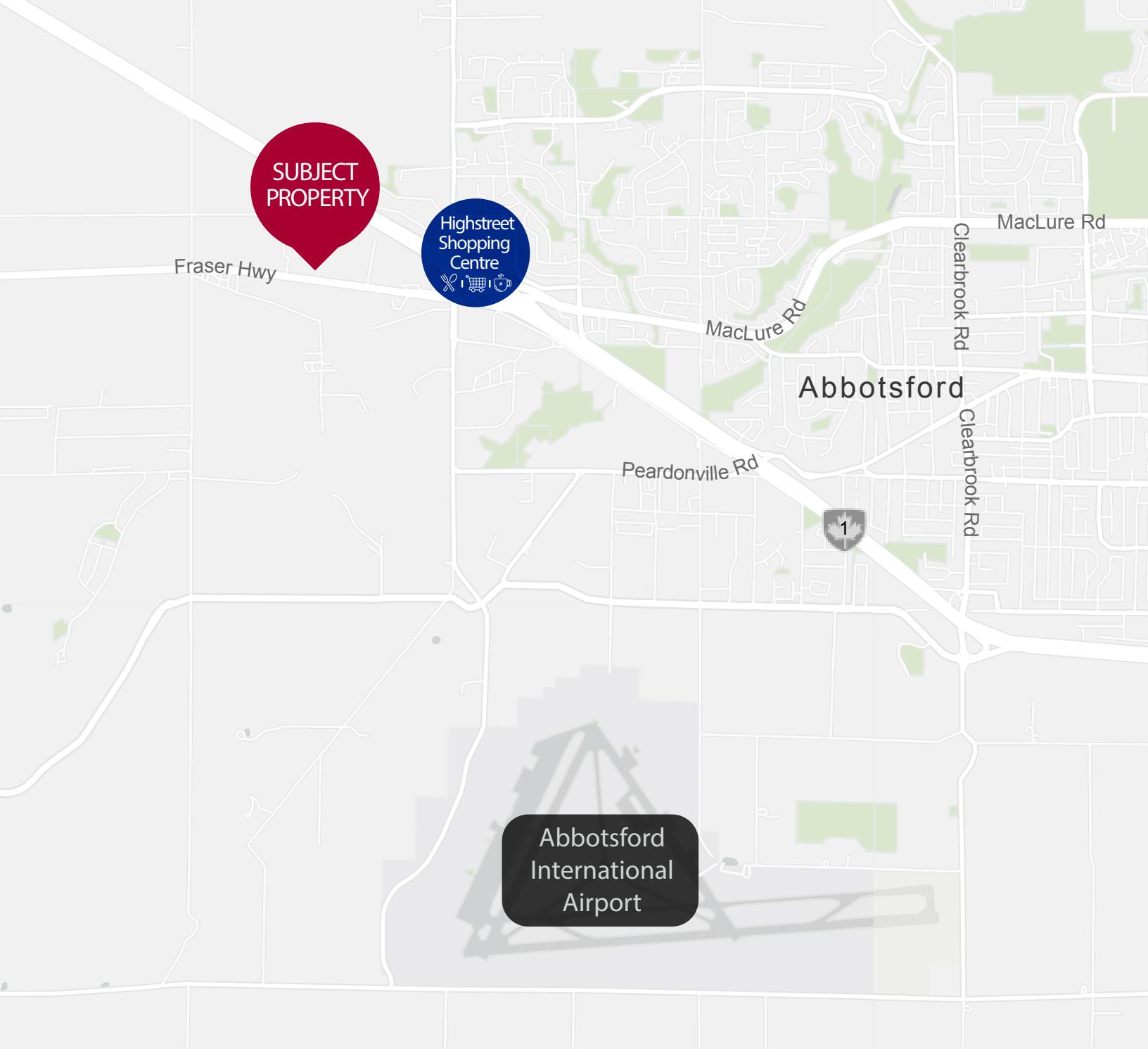
FEATURES

- » Constructed in 2006
- » 30' clear ceiling height
- » 6 Loading Doors (Four 20x20ft, Two 16x16ft)
- » Five 5 Ton O/H Cranes
- » Efficient LED lighting throughout
- » High efficiency heat pump system throughout office area (6 heat pumps)
- » 6 washrooms
- » A myriad of office rooms including finished lunch/board rooms, storage and reception areas.
- » Elevators servicing the 3 storey office space
- » 2.11 acres of paved yard space, 5 acres total
- » 600 V, 3 Phase Power









Travel Times



Mt Lehman Onramp
to Highway 1

1 min

Downtown
Abbotsford

10 mins

Sumas US Border
Crossing

15 mins

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