



Colliers

XCHANGE

BUSINESS PARK AT MOUNT LEHMAN

**Tier 1 Industrial Space for Lease
Available for Immediate Occupancy**

For Lease

33,631 SF in Building 1 & 80,852 SF in Building 2

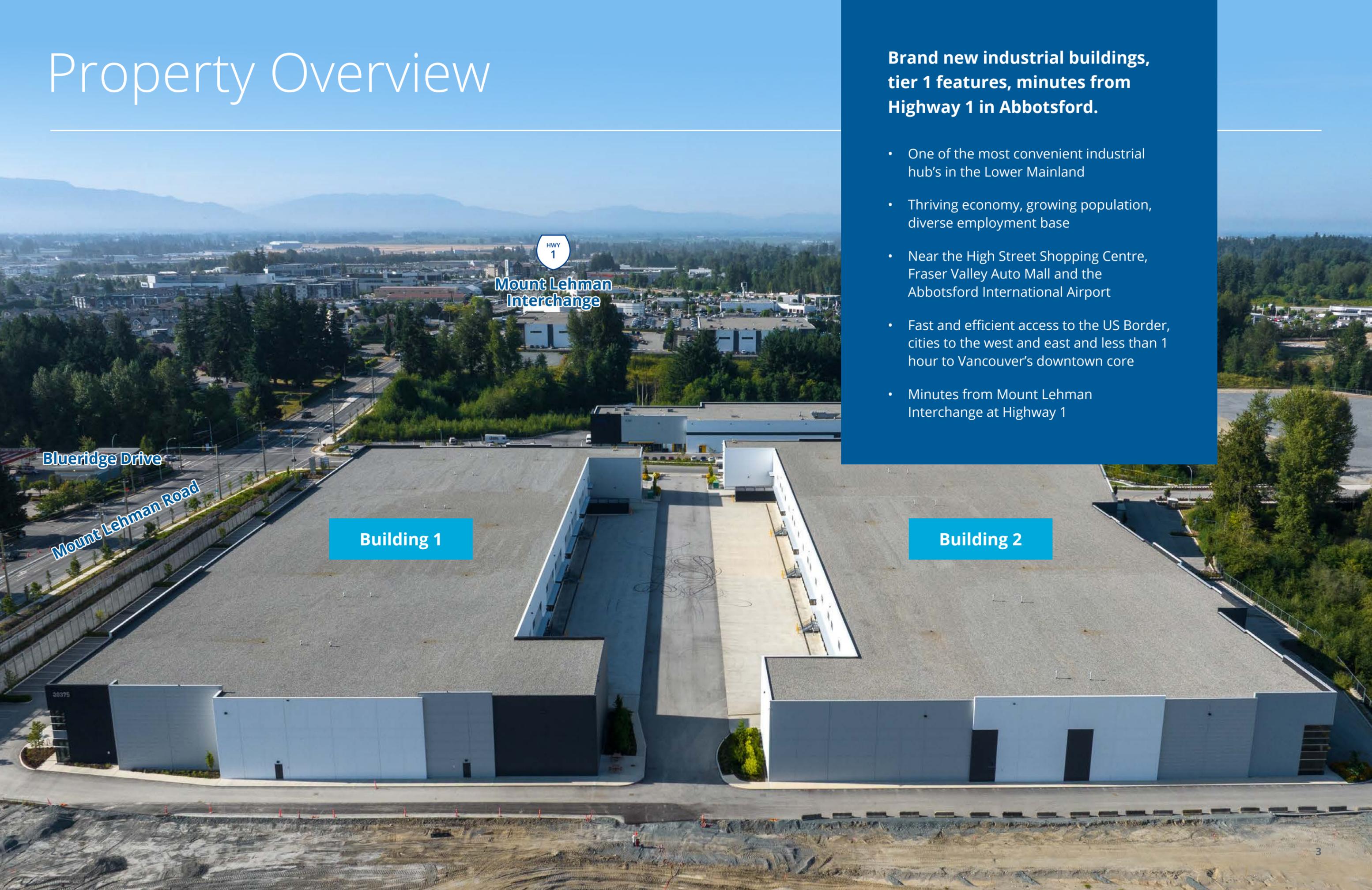
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Accelerating success.

Property Overview



HWY
1
Mount Lehman
Interchange

Blueridge Drive

Mount Lehman Road

Building 1

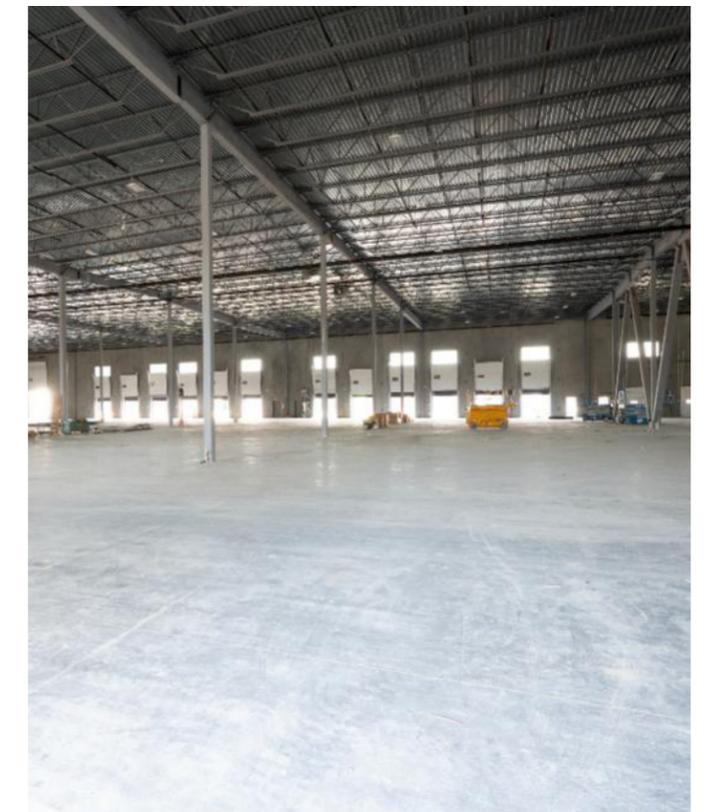
Building 2

**Brand new industrial buildings,
tier 1 features, minutes from
Highway 1 in Abbotsford.**

- One of the most convenient industrial hub's in the Lower Mainland
- Thriving economy, growing population, diverse employment base
- Near the High Street Shopping Centre, Fraser Valley Auto Mall and the Abbotsford International Airport
- Fast and efficient access to the US Border, cities to the west and east and less than 1 hour to Vancouver's downtown core
- Minutes from Mount Lehman Interchange at Highway 1

Property Details

Civic Address	30315 & 30375 Blueridge Drive, Abbotsford BC	
Location	Xchange Business Park is located directly north of the Trans Canada Highway, on Mount Lehman Road at Blueridge Drive. Highway 1 is minutes away from Xchange, along with the amenities at High Street Shopping Centre, the Fraser Valley Auto Mall and the Abbotsford International Airport.	
Zoning	I-2 Industrial	
30375 Blueridge Drive (Building 1)	Warehouse	33,631 SF
	Offices	To Suit
	Total	33,631 SF
30315 Blueridge Drive (Building 2)	Warehouse	36,040 - 80,852 SF
	Offices	To Suit
	Total	Up to 80,852 SF
Mezzanine	Option to build structural mezzanine in each building	
Ceiling Height	32' clear	
Loading	Building 1: 20 dock loading doors, 2 grade doors total Building 2: 24 dock loading doors, 2 grade doors total	
Power	Building 1: 1,730 kva Building 2: 2,000 kva	
Sprinklers	ESFR	
Column Grid	Typical 55' x 40' column spacing	
Heating	Gas fired unit heaters and fans	
Lighting	LED to 30 foot candle	
Floor Load Capacity	750 lbs per SF (live load)	
Basic Rent	\$19.00 per SF, shell	
Additional Rent (2025 Estimate)	\$5.40 per SF	
Available	Immediately	

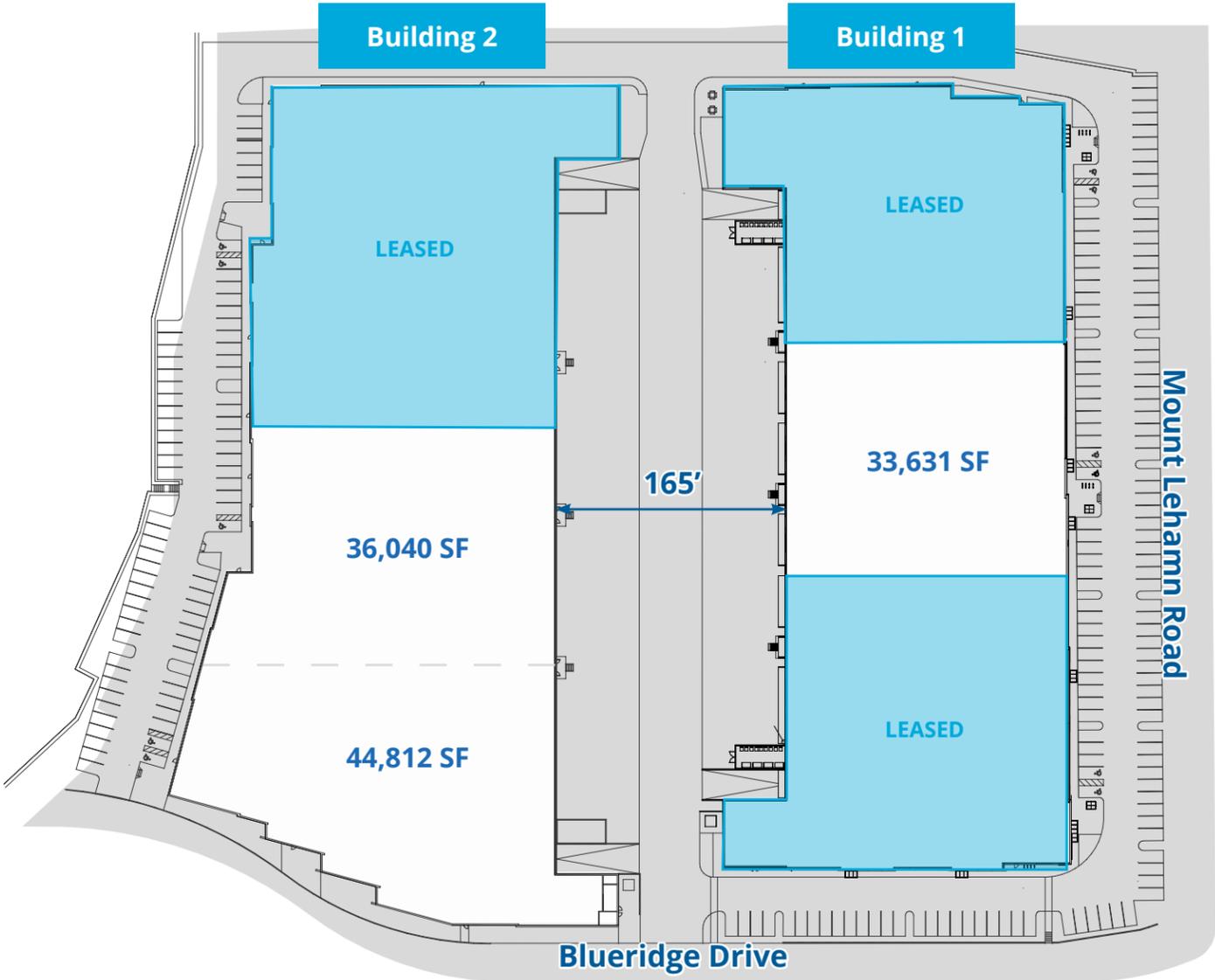


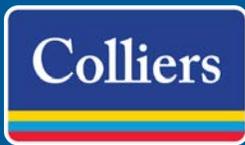
Master Plan



Site Plan

Buildings 1 & 2





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Developed and Owned by:



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