



REGENT

DISTRIBUTION CENTRE

NEW PREMIUM DISTRIBUTION & LOGISTICS CENTRE

31453 & 31509 King Road
Abbotsford, BC

PRESENTED BY



ONLY 3 UNITS REMAINING IN BUILDING 1

Ready for Occupancy

INTRODUCING REGENT DISTRIBUTION CENTRE

Abbotsford's newest premium
industrial space.

Regent Distribution Centre is a brand new 417,733 SF industrial development offering state-of-the-art spaces with efficient loading zone configurations for industrial businesses in the Fraser Valley.

Spread over a sprawling 16 acre property and comprised of 3 buildings of 142,133 SF, 151,365 SF, and 124,235 SF, Regent Distribution Centre offers **various unit sizes ranging from 14,097 SF – 151,365 SF.**



SITE OVERVIEW



Building 1
FOR SALE: 3 UNITS REMAIN

142,133 SF
Ready for Occupancy



Building 2
FOR SALE OR LEASE

151,365 SF
Coming Soon



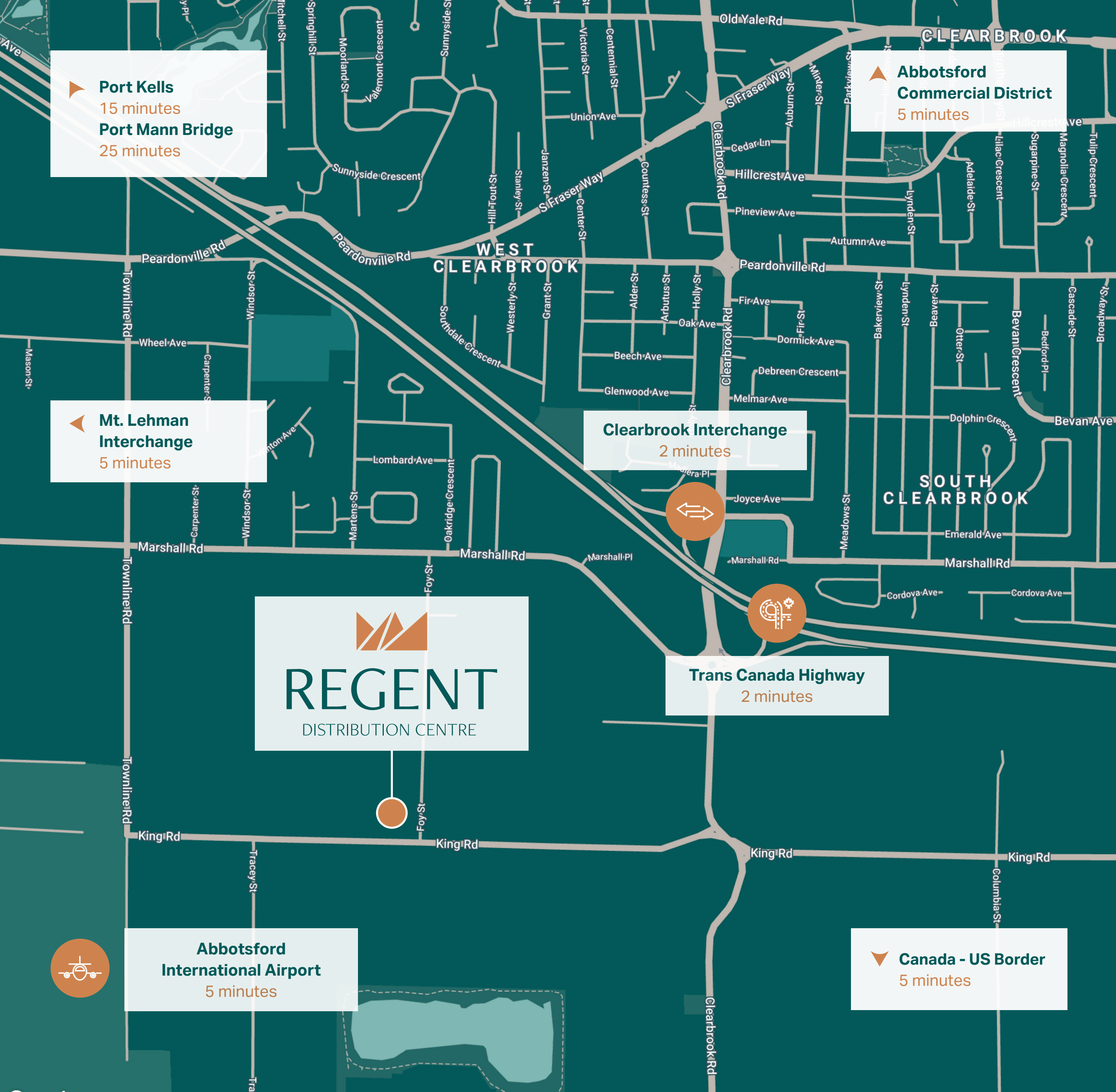
Building 3
FOR SALE OR LEASE

124,235 SF
Coming Soon





Zoning: I-2 General Industrial
Permits a variety of manufacturing, distribution, assembly and wholesale uses.



STRATEGIC LOCATION

Unparalleled accessibility, convenience, and proximity



Regent Distribution Centre is strategically located south-west of the Highway 1 Clearbrook Road interchange, and is less than a five minute drive to the Mt. Lehman interchange; West Abbotsford's primary arterial access point to Metro Vancouver and the Fraser Valley.

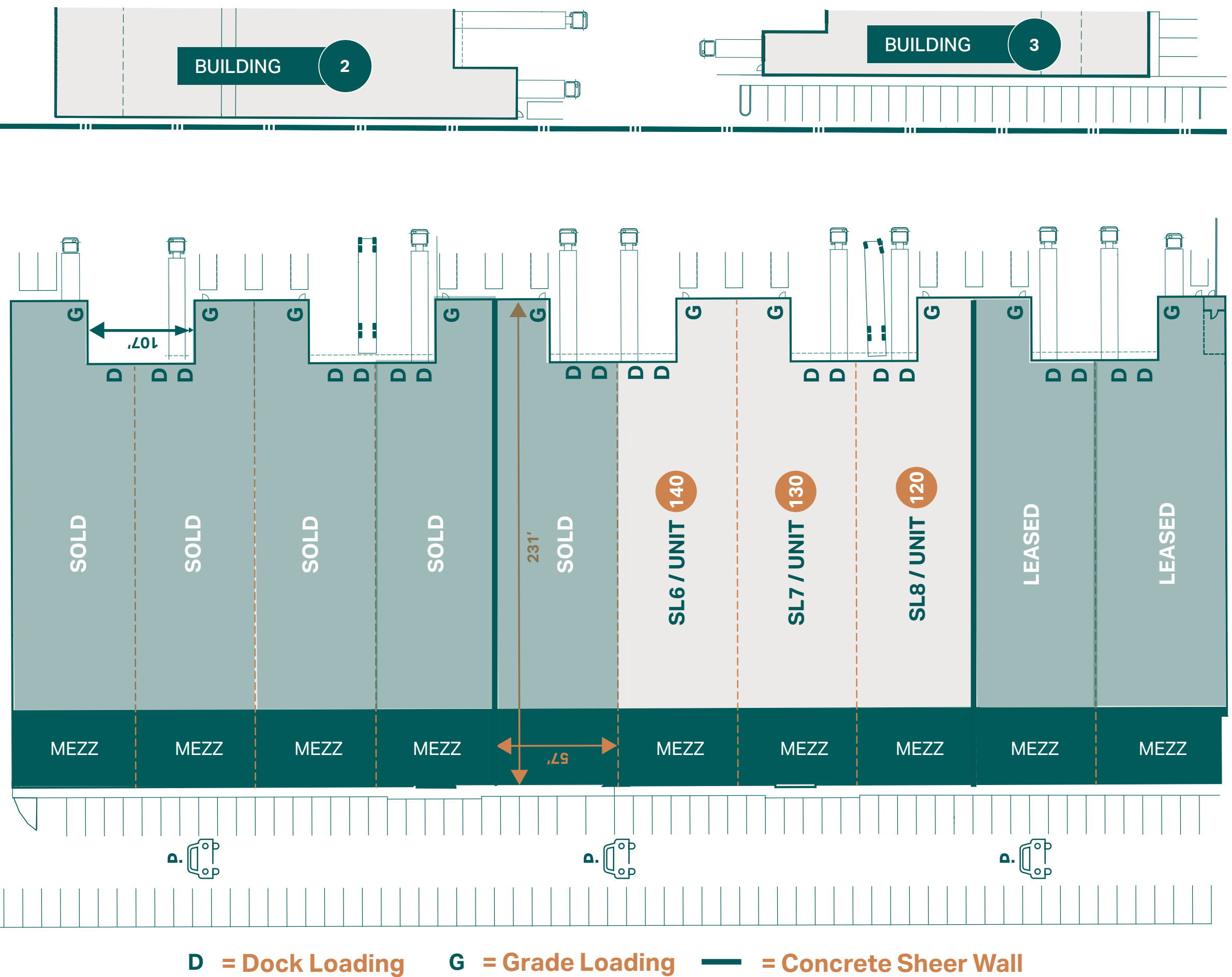


The Highway 1 Clearbrook Road interchange has been upgraded to a six-lane overpass, complete with multi-lane access/egress ramps, specifically designed to ensure efficient connectivity with Highway 1.



Location highlights include proximity to key logistics routes, labour and amenities as well as the Abbotsford International Airport, the US border, and downtown Abbotsford.

BUILDING 1 SITE PLAN



	Warehouse	Mezzanine	Total
SL10 Unit 100		LEASED	
SL9 Unit 110		LEASED	
SL8 Unit 120	12,267 SF	1,848 SF	14,115 SF
SL7 Unit 130	12,290 SF	1,869 SF	14,159 SF
SL6 Unit 140	12,270 SF	1,830 SF	14,100 SF
SL5 Unit 150		SOLD	
SL4 Unit 160		SOLD	
SL3 Unit 170		SOLD	
SL2 Unit 180		SOLD	
SL1 Unit 190		SOLD	
TOTAL	36,827 SF	5,547 SF	42,374 SF

BUILDING FEATURES



GRADE DOORS

One (1) 12' x 14' grade loading door in each unit



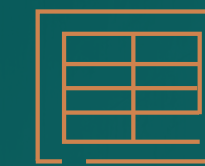
HEATERS

Natural gas fired forced air unit heaters in warehouse



DOCK DOORS

Most units have two (2) dock loading doors (with dock bumpers and seals), doors are 8'6" x 10' with 40,000 lb hydraulic levelers



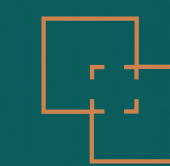
CONSTRUCTION

Insulated concrete tilt panels



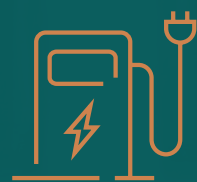
SKYLIGHTS

Skylights throughout



GLAZING

Energy efficient glazing throughout



EV CHARGERS

One (1) EV charging station rough in per unit



ACCESSIBILITY

One (1) accessible washroom included in each strata unit



POWER

200 AMP/600 volt electrical service per unit



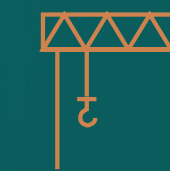
FLOOR LOAD

Warehouse: 700 lb/SF
Mezzanine: 100 lb/SF



CEILING HEIGHT

32' clear



MEZZANINE

10'8" height (under)
18'10" height (above)



LIGHTING

30-foot candle LED warehouse lighting



SPRINKLERS

ESFR
NFPA #13, class 1-4



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