

# For Sale

2995 & 2998 CAMERON ROAD, AGASSIZ, BC

196,722 sf of manufacturing and distribution space located on 12.69 acres



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**AVISON  
YOUNG**

## PROPERTY SUMMARY

### 2995 Cameron Road

**PID**  
004-436-261

**SITE AREA**  
9.12 acres

**BUILDING AREA**

Building A	72,979 sf
Building B	111,529 sf
Building C	7,550 sf
<b>Total</b>	<b>192,058 sf</b>

**ZONING**

M2 - Heavy Industrial

Allows for a full range of industrial uses including: manufacturing, processing, vehicle storage and accessory office.

*\*Please contact listing team for full details on permitted zoning*

**PROPERTY TAXES (2025)**

\$335,630.08

**EXISTING TENANCY**

39,102 sf portion of Building B is leased until November 30, 2029

*\*Contact listing agents for details*

### 2998 Cameron Road

**PID**  
025-615-751

**SITE AREA**  
3.57 acres

**BUILDING AREA**

Building D 4,664 sf

**ZONING**

M2 - Heavy Industrial

**PROPERTY TAXES (2025)**

\$51,165.78








**ASKING PRICE**

\$26,500,000

## Opportunity

Avison Young is pleased to present the opportunity to acquire a 196,722 sf multi-building industrial manufacturing and distribution facility. This offering represents one of the only large-scale industrial sites of its kind in the eastern Fraser Valley, providing exceptional flexibility for industrial users with functional manufacturing space and ample yard area.


## Key highlights


-  Immediate access to Highway 7 and only a 15 minute drive to Highway #1
-  Heavy manufacturing and distribution facility with quality office space
-  Expansive yard area suitable for outside storage and truck parking
-  Multiple dock and grade-level loading doors
-  Sought after Heavy Industrial zoning
-  Extensive reporting and building due diligence available to qualified purchasers
-  Heavy power





2995 CAMERON ROAD  
**Building A**  
Distribution Warehouse


SIZE	
Warehouse	71,408 sf
Office	1,571 sf
<b>Total</b>	<b>72,979 sf</b>


 Built in 2013


 23' clear ceiling height


 Four (4) dock loading doors with mechanical levellers

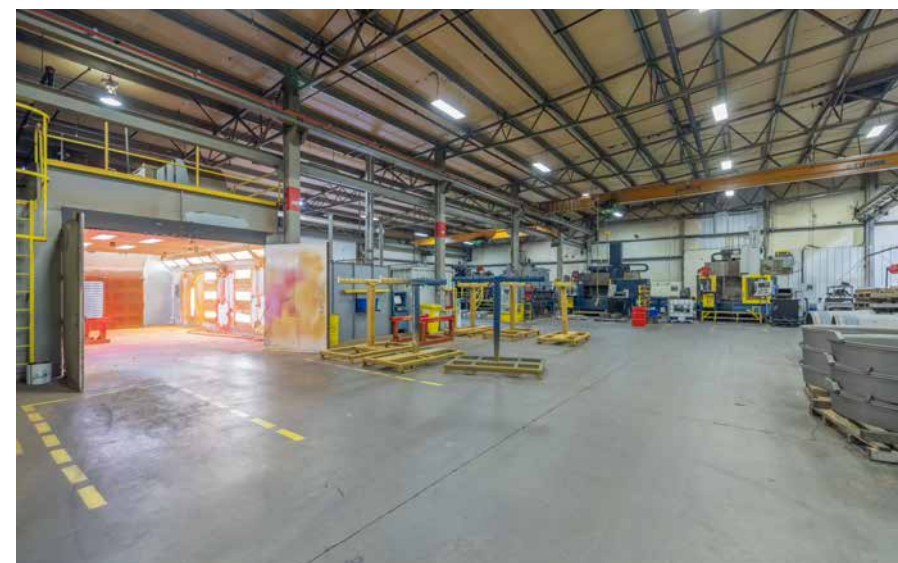
 Six (6) grade loading doors

 Radiant tube heating

 Insulated steel construction


 Two (2) private offices, one (1) lunchroom, M/F washrooms and a change room


 1600 amp, 600 volt, 3-phase electrical supply




2995 CAMERON ROAD  
**Building B**  
Manufacturing Building


SIZE	
Warehouse	102,585 sf
Office	7,806 sf
Mezzanine	1,138 sf
<b>Total</b>	<b>111,529 sf</b>


 Built in 1997  
Renovated/expanded in 2013


 19' - 23' clear ceiling heights


 Fourteen (14) grade loading doors

 T8 fluorescent light fixtures








 Radiant tube heating

 Multiple bridge and jib cranes throughout

 1600 amp, 600 volt, 3-phase electrical supply










 Fourteen (14) private offices, boardroom, reception, kitchen, M/F washrooms and a change room

2995 CAMERON ROAD  
**Building C**

-  **SIZE**  
Warehouse 7,550 sf
-  Built in 1997  
Renovated/expanded in 2013
-  23' clear ceiling height
-  Four (4) grade loading doors
-  Radiant tube heating
-  Insulated steel construction
-  400 amp, 347/600 volt, 3-phase electrical supply



2998 CAMERON ROAD  
**Building D**

-  **SIZE**  
Warehouse 3,757 sf  
Office 519 sf  
Mezzanine 388 sf  
Total 4,664 sf
-  Built in 2012
-  23' clear ceiling heights
-  Two (2) dock loading doors
-  Two (2) grade loading doors
-  Two (2) private office and a kitchen
-  27% site coverage
-  Short to medium term leaseback required for 2998 Cameron Road only
-  800 amp, 347/600 volt, 3-phase electrical supply





## Contact for more information

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