

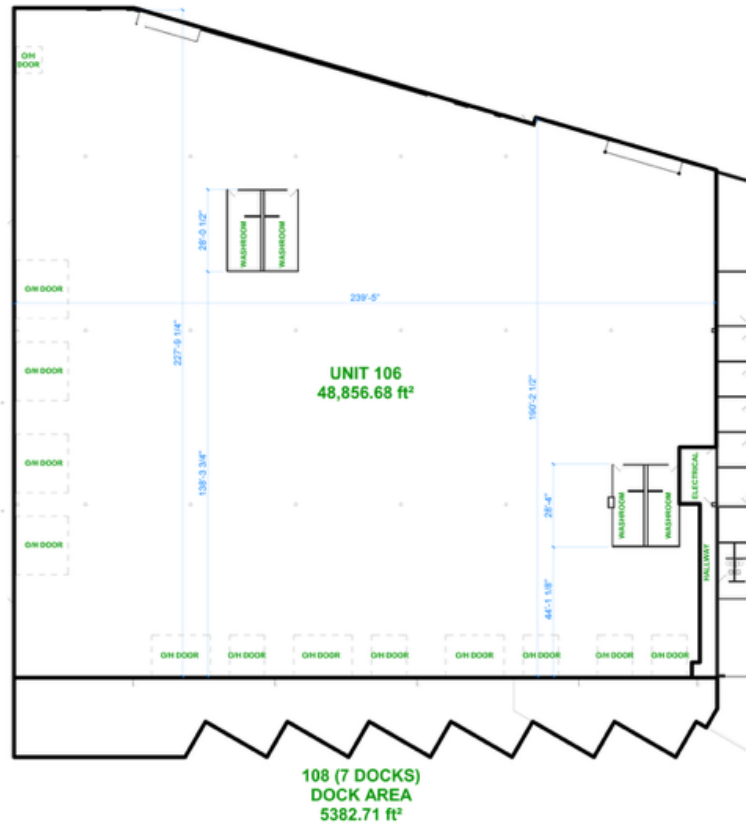


FOR LEASE

\$15.50/ SQ. FT. TN

Commercial

108 7955 Evans Road,
Chilliwack BC



The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness.



ROB PAFFORD

CELL: 604-798-4772

OFFICE: 604-858-7179

EMAIL: robpafford@shaw.ca

RE/MAX
COMMERCIAL

RE/MAX NYDA REALTY
1 - 7300 VEDDER ROAD
CHILLIWACK, BC V2R 4G6

Opportunity: Large high quality Industrial flex/warehouse space with flexible zoning that also permits office and retail uses. Join Hub International and Fraser Health in this 96,000 sq ft concrete tilt up. The north half of the building will be available in the 2nd quarter of 2025. Perfect layout for many uses including a distribution centre, features include 7 Large concrete docks with levellers and oversized ramp on west side, 4 oversize grade level doors on North side, office spec HVAC, store front east side, 28 foot ceilings. Large parking lot with excellent freeway access located next to the Evans rd roundabout and Highway one. Just down the street from Home Depot and Wal-Mart supercenter. 1,900 ft of frontage on 3 roads outstanding visibility and multiple access points.

ZONING:

CD-2 (Comprehensive Development-2) ZONE

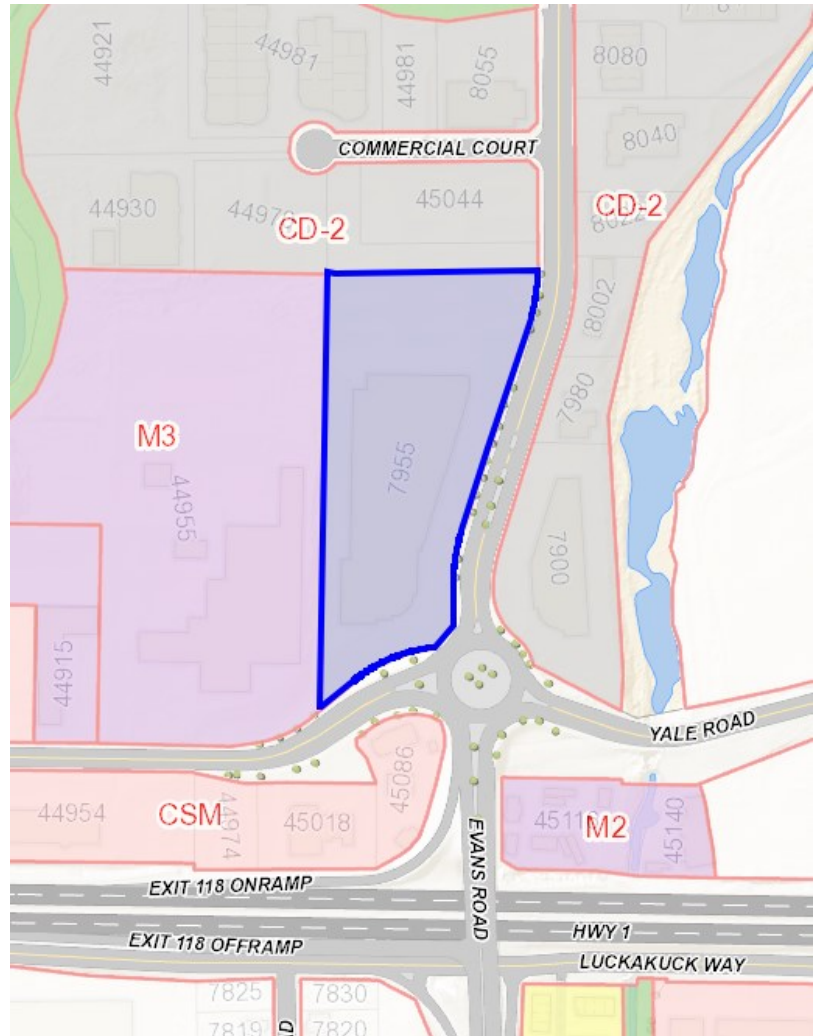
PERMITTED USES

PRINCIPAL USES

- a) General Commercial
- b) Vehicle Oriented Commercial
- c) Warehousing
- d) Light Manufacturing
- e) Food Processing
- f) Service Industrial
- g) General Manufacturing
- h) Heavy Industrial

ANCILLARY USES

- i) Open Storage



Review General Regulations for Additional Development Requirements.

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CHILLIWACK

BETTER FOR BUSINESS. BETTER FOR LIFE.

BRITISH COLUMBIA CANADA

Chilliwack is well positioned within British Columbia with natural majestic beauty, abundant recreational and lifestyle opportunities and a sound business sector.

It is about 100km from the city of Vancouver and part of the Fraser Valley Regional District.

With a mild climate, residents can enjoy year round outdoor activities. Thanks to the superb quality of life, Chilliwack is steadily growing.

People choose to live here because of our low tax rates, affordable housing costs exceptional quality of life.

➤7th largest city in British Columbia and 2nd largest city in the Fraser Valley. Approx. 107,200 residents with a 5 year growth rate of 10.1% (2023).

➤Chilliwack's population is projected to continue growing, with a population of 132,000 being reached between 2035 (at 2.0% per year) and 2040 (at 1.5% per year).

➤All levels of education.

➤Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue, providing new opportunities for our local economy.

➤Chilliwack is surrounded by mountains, rivers, recreational areas and provincial parks.



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Active
C8062879

108 7955 EVANS ROAD
West Chilliwack
Chilliwack
V2R 5R7
Listing Map: 

For Lease
Office

Additional Property Types:
Office, Retail

Leased Date:
Leased Price:



Zoning: **CD-2** Gross Prop Tax Yr: Sale **LEASE**
P.I.D.#: **700-011-104** Building/Complex Name:

Large high quality Industrial flex/warehouse space with flexible zoning that also permits office and retail uses. Join Hub International and Fraser Health in this 96,000 sq ft concrete tilt up. The north half of the building will be available in the 2nd quarter of 2025. Perfect layout for many uses including a distribution centre, features include 7 Large concrete docks with levellers and oversized ramp on west side, 4 oversize grade level doors on North side, office spec HVAC, store front east side, 28 foot ceilings. Large parking lot with excellent freeway access located next to the Evans rd roundabout and Highway one. Just down the street from Home Depot and Wal-Mart supercenter. 1,900 ft of frontage on 3 roads outstanding visibility and multiple access points.

MEASUREMENTS:

Space Avail. for Lse: **40,110** W/hse/Indust. Sq Ft: **40,110**
Subj. Space Width Office Area Sq Ft:
Subj. Space Depth: Retail Area Sq Ft:
Land Size Sq.Ft: Mezzanine Sq Ft:
Land Size Acres: **7.30** Other Area Sq Ft:
Acres of Freehold Main Resid. Sq Ft:
Acres Leasehold Min. Divisible Space: **15,000**
Subj Prop Width ft.: **970.00** Max. Contig. Space: **40,110**
Subj Prop Depth ft.: **472.00** Class of Space:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$15.50**
Est. Additional Rent / SF: **\$6.16**
Basic Rent per Month: **\$51,808.75**
Est. Add. Rent per Month: **\$20,589.80**
Basic Rent per Annum: **\$621,705.00**
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

Year Built: **2000** Construction: **Concrete, Tilt-Up**
of Buildings: **1** Roof: **Tar & Gravel** Power Type: **Three Phase**
of Storeys: **1** HVAC: **Separate HVAC Units**
of Elevators: **0** Building Type: **Freestanding, Mixed Use, Warehouse**
Parking Spaces: Amenities: **Air Conditioning, Alarm System, Dock Levellers, Dock Loading, HVAC System, Paved Yard, Storefront, Washrooms Female/Male**
of Docks: **7**
of Grade Doors: **4** Site Services: **Cable, Electricity, Fiber Optics at Lot Line, Fully Serviced, Garbage Collection, Natural Gas, Paved Streets, Telephone, Sewer - Storm, Street Lighting**
of Loading Doors: **7**
Class of Space: Restrictions:
Enviromental Assess: **No** Comments:
Potential to Redevelop? Comments:

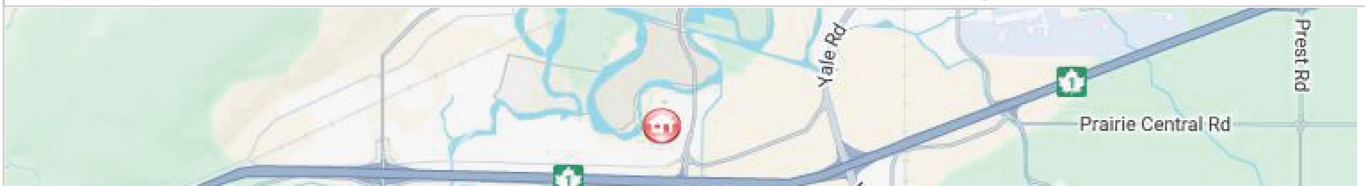
LEGAL: LEASE AT UNIT 108: PL LMP45838 LT A DL 77 LD 36. EXCEPT PLAN BCP44206, LMP51286 - LEASE OVER 1.937 ACS.

LISTING FIRM(S):

- 1. RE/MAX Nyda Realty Inc.
- 2.
- 3.

PRESENTED BY:

Rob Pafford - CONTC: 604-798-4772
RE/MAX Nyda Realty Inc.
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<http://www.remax-nyda-chwk-bc.com/default.htm>



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